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NEIGHBORHOOD ANALYSIS 1961

AN APPROACH TO COMMUNITY RENEWAL



NEIGHBORHOOD ANALYSIS 1961 KINSTON, NORTH CAROLINA dop

THE PREPARATION OF THIS REPORT WAS FINANCED IN PART THROUGH AN URBAN PLANNING

GRANT FROM THE HOUSING AND HOME FINANCE AGENCY, UNDER THE PROVISIONS OF SECTION 701

OF THE HOUSING ACT OF 1954, AS AMENDED.

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CITY OF KINSTON

MANAGER'S OFFICE
POLICE DEPARTMENT
FIRE DEPARTMENT
CITY CLERK
BUILDING INSPECTOR
ENGINEERING DEPARTMENT

KINSTON HOUSING AUTHORITY

LENGIR COUNTY

WELFARE DEPARTMENT HEALTH DEPARTMENT

LENGIR COUNTY TUBERCULOSIS
ASSOCIATION

THIS REPORT WAS PREPARED FOR

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RALFIGH

AUGUST 1, 1961

THE HONORABLE CUY ELLIOTT MAYOR, CITY OF KINSTON CITY HALL KENSTON, NORTH CAROLINA

DEAR MAYOR ELLIOTT:

THIS REPORT, NEIGHBORHOOD ANALYSIS, 1961, REPRESENTS ANOTHER COMPONENT OF KINSTON'S PROGRAM FOR COMMUNITY IMPROVEMENT. IN IT, THE RESIDENTIAL AREAS OF THE CITY ARE ANALYZED, THEIR DEFICIENCIES SET FORTH AND RECOMMENDATIONS ARE MADE AS TO THE URBAN RENEWAL TREATMENT NEEDED.

FOR SOME TIME, THE CITIZENS AND OFFICIALS OF KINSTON HAVE BEEN AWARE THAT SERIOUS PROBLEMS OF PHYSICAL AND SOCIAL BLIGHT EXIST IN THE SOUTHEAST SECTION OF THE CITY. IN THIS REPORT THESE PROBLEMS ARE OUTLINED, THEIR CONCENTRATION IN AREA IS IDENTIFIED AND THE NEED FOR CLEARANCE AND REDEVELOPMENT IS DOCUMENTED. SIMILARLY, THE NATURE AND EXTENT OF BLIGHT IN OTHER SECTIONS OF THE CITY ARE DISCUSSED AND MEANS OF CORRECTION ARE SUGGESTED. POINTED OUT IN THIS REPORT ALSO ARE THE AREAS OF THE CITY WHICH HAVE DEVELOPED IN A MANNER SUITABLE TO SERVE AS GOOD EXAMPLES FOR FUTURE DEVELOPMENT.

IT IS URGED THAT THE FINDINGS AND RECOMMENDATIONS OF THIS REPORT DE MADE KNOWN TO THE CITIZENS AND OFFICIALS OF THE CITY SO THAT THEY MIGHT BE USED IN THE DEVELOPMENT OF A POSITIVE PROGRAM TO PREVENT, REDUCE AND REMOVE BLIGHT FROM KINSTON.

SINCERELY YOURS,

THE DIVISION OF COMMUNITY PLANNING

STEFHEN DAVENPORT

PLANNER



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"THOUGH I MAY NOT BE ABLE TO INFORM MEN MORE THAN THEY KNOW, YET I MAY GIVE THEM OCCASION TO CONSIDER."

SIR WM. TEMPLE



BECAUSE OF VARIOUS DECISIONS, PROCESSES AND FORCES, EACH OF KINSTON'S

RESIDENTIAL NEIGHBORHOODS HAS ASSUMED A DIFFERENT NATURE AND CHARACTER OF

DEVELOPMENT. CERTAIN OF THESE NEIGHBORHOODS ARE GOOD BY ANY STANDARDS OF

DEVELOPMENT WHILE OTHERS ARE RECOGNIZED AS CONTAINING AREAS OF DETERIORATION

OR BLIGHT.

IT IS THE PURPOSE OF THE NEIGHBORHOOD ANALYSIS TO EXAMINE EACH OF THESE
NEIGHBORHOODS AND TO DOCUMENT AND DESCRIBE THE NATURE AND EXTENT OF ANY
BLIGHT THAT MIGHT EXIST. IN CASES OF THE PRESENCE OF BLIGHTED AREAS, CORRECTIVE
TREATMENT METHODS WILL BE RECOMMENDED AND IN ALL CASES, MEASURES DIRECTED AT
PREVENTING BLIGHT WILL BE SUGGESTED. IN THIS WAY, A LONG-RANGE COMPOSITE PLAN
WILL EVOLVE DIRECTED AT THE RENEWAL OF KINSTON'S RESIDENTIAL AREAS. IN
ADDITION TO THESE PURPOSES, THE ANALYSIS IS ALSO INTENDED TO SERVE TO:

STRENGTHEN THE LOCAL CODE ENFORCEMENT PROGRAM

AREAS IN WHICH CODE ENFORCEMENT WOULD BE EFFECTIVE CAN BE PINPOINTED and the magnitude of the Job Set Forth.

DEVELOP BETTER INTER-AGENCY CO-OPERATION

THE PRESCRIBED TREATMENT OF ANY GIVEN AREA WILL NECESSITATE THE ATTENTION AND CO-OPERATION OF ALL AGENCIES INVOLVED IN THE PRESCRIPTION.

DEVELOP LONG-RANGE RELOCATION PLANNING

THE ANALYSIS WITH ITS STATISTICS ON HOUSING CONDITIONS, OCCUPANCY

CHARACTERISTICS AND RENEWAL AREA DESIGNATIONS CAN PROVIDE THE BASIS

FOR THE PLANNING OF A LONG-RANGE RELOCATION HOUSING PROGRAM.

STIMULATE PUBLIC INTEREST IN URBAN RENEWAL

INDIVIDUALS MISSING THE IMPACT OF A CITY-WIDE ZONING ORDINANCE OR BUILDING CODE MIGHT WELL RECOGNIZE THE EFFECTS OF SUBSTANDARD HOUSING AND MIXED LAND USES UPON HIS PARTICULAR NEIGHBORHOOD. IT IS HOPED THAT THIS REPORT MIGHT MAKE THE COMMUNITY MORE RENEWAL CONSCIOUS, NOT JUST IN FAVORING GOVERNMENT ACTION, BUT IN ENCOURAGING PRIVATE ACTION WHERE IT CAN BEST SERVE THE PURPOSE.

FROM THE APPROACH TO NEIGHBORHOOD ANALYSIS, SEVERAL QUESTIONS ARISE: WHAT

ARE BLIGHTED AREAS? WHAT CAUSES THEM, AND HOW CAN THEY BE IDENTIFIED? FURTHER,

WHAT CAN BE DONE TO REMOVE OR COMBAT THEM? AS DEFINED BY THE NORTH CAROLINA

URBAN REDEVELOPMENT LAW, A BLIGHTED AREA IS AN AREA IN WHICH THERE IS A PRE
DOMINANCE OF BUILDINGS OR IMPROVEMENTS (OR WHICH IS PREDOMINANTLY RESIDENTIAL

IN CHARACTER) AND WHICH BY REASONS OF DILAPIDATION, DETERIORATION, AGE OR

OBSOLESCENCE, INADEQUATE PROVISIONS FOR VENTILATION, LIGHT, AIR, SANITATION

OR OPEN SPACES, HIGH DENSITY OF POPULATION AND OVERCROWDING, UNSANITARY OR

UNSAFE CONDITIONS OR THE EXISTENCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY

BY FIRE AND OTHER CAUSES, OR ANY COMBINATION OF SUCH FACTORS, SUBSTANTIALLY

IMPAIRS THE SOUND GROWTH OF THE COMMUNITY, IS CONDUCIVE TO ILL HEALTH, TRANSMISSION

OF DISEASE, INFANT MORTALITY, JUVENILE DELINQUENCY AND CRIME, AND IS DETRIMENTAL

TO THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE. TWO-THIRDS OF THE BUILDINGS IN

SUCH AN AREA MUST BE OF A SUBSTANDARD CHARACTER IN ORDER FOR IT TO QUALIFY AS A

BLIGHTED AREA.

THE PROCESSES WHICH CREATE BLIGHT ARE MANY. SOME BLIGHT CAN BE DIRECTLY RELATED TO THE INDIFFERENCE, IGNORANCE, OR POOR FORESIGHT OF INDIVIDUALS, WHILE
OTHER CASES ARE DUE TO FORCES BEYOND THE CONTROL OF ANY GIVEN PERSON. INHERENT
IN THE CAUSES OF BLIGHT ARE ERRORS OF BOTH OMISSION AND COMMISSION. THE FOLLOWING ARE SOME OF THE FACTORS WHICH ARE BELIEVED TO CAUSE OR ACCELERATE THE FORMATION
OF BLIGHT: 1

ABSENTEE OWNERSHIP

QUITE OFTEN WHEN PROPERTY OWNERS LIVE IN AREAS REMOVED FROM THEIR HOLD-INGS, THEY ARE UNINFORMED OR MISINFORMED OF CHANGES THAT ARE TAKING PLACE

SEE NEIGHBORHOOD ANALYSIS, CITY PLANNING DEPARTMENT, DURHAM, NORTH CAROLINA, 1959.

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WELLING CHOR ACT

ZONING ORDINANCES HAVE FAILED TO PROVIDE FOR A COMPATIBLE SYSTEM OF LAND USE RELATIONS OR FOR AMPLE OPEN SPACES. IN OTHER INSTANCES, THE FAILURE TO CONTROL THE SUBDIVISION OF LAND HAS PRODUCED IMPRACTICAL LAYOUT OF LOTS, STREETS AND BLOCKS AND HAS ALLOWED THE PLATTING OF MARGINAL LAND. ON THE OTHER HAND, SOUND LEGISLATION HAS FREQUENTLY BEEN RENDERED INEFFECTIVE BECAUSE OF IMPROPER ENFORCEMENT.

LEVEL OF GOVERNMENTAL SERVICES

THE PROVISION OF ADEQUATE, WELL-ADMINISTERED PUBLIC SERVICES ARE AS IMPORTANT AS ADEQUATE, WELL-ADMINISTERED REGULATIONS. THE FAILURE TO PROVIDE FREQUENT GARBAGE COLLECTION, PROPER STREET MAINTENANCE, AND ADEQUATE WATER AND SEWER SERVICE CAN LEAD TO NEIGHBORHOOD DISINTEREST AND DECLINE. THE LEVEL OF GOVERNMENTAL SERVICES CAN BE AN ESPECIALLY CRITICAL POINT IN BORDERLINE AREAS.

THE MIXING OF INCOMPATIBLE LAND USES, OVERZONING, AND SPOT ZONING

THE NEED OF ROOM FOR EXPANSION HAS CAUSED COMMERCIAL AND INDUSTRIAL USES TO INVADE RESIDENTIAL AREAS. THIS NEED IS NATURAL AND THE PROBLEM HAS NOT BEEN THE FAILURE TO ZONE ENOUGH PROPERTY FOR INDUSTRIAL AND COMMERCIAL EXPANSION, BUT RATHER THE PRACTICE OF OVERZONING AND SPOT ZONING CHARACTERISTICALLY RESIDENTIAL LAND FOR SUCH PURPOSES. OVERZONING CREATES A CONSIDERABLE TIME LAPSE BETWEEN THE TIME LAND IS ALLOCATED FOR SUCH PURPOSES AND THE TIME AT WHICH SUCH DEVELOPMENT ACTUALLY MATERIALIZES. THE EFFECT IS THAT IMPROVEMENTS TO HOMES ARE WITHHELD IN ANTICIPATION OF INDUSTRIAL OR COMMERCIAL DEVELOPMENT AND DETERIORATION RESULTS. SPOT ZONING ALLOWS INCOMPATIBLE USES TO LOCATE IN SELECTED SPOTS IN RESIDENTIAL AREAS CREATING A BLIGHTING EFFECT ON THE SURROUNDING PROPERTIES.

PRODUCTION AND ADMINISTRATION OF THE PARTY O

IN ORDER TO GAUGE BLIGHT, CERTAIN OBSERVABLE AND MEASURABLE INDICES MUST BE SELECTED. THESE APPEAR IN BOTH SIMPLE AND COMPLEX FORMS. SIMPLE FORMS OF BLIGHT INCLUDE SUCH PHYSICAL CHARACTERISTICS AS STRUCTURAL DETERIORATION, MISSING SANITATION FACILITIES, STRUCTURES IN DISREPAIR OR LACKING IN ELEMENTAL MAINTENANCE, PRESENCE OF TRASH AND RUBBISH ACCUMULATIONS IN YARDS, ADVERSE ENVIRONMENTAL INFLUENCES SUCH AS NOISE, ODORS, AND DUST AND MISSING COMMUNITY FACILITIES SUCH AS SCHOOLS, PLAYGROUNDS, PUBLIC WATER AND SEWER SYSTEMS AND ADEQUATE STREET AND DRAINAGE FACILITIES. USUALLY ASSOCIATED WITH SIMPLE FORMS OF PHYSICAL BLIGHT ARE CERTAIN SOCIAL AND ECONOMIC INDICATORS OF BLIGHT. SOCIAL INDICATORS OF BLIGHT INCLUDE PRESENCE OF ABNORMALLY HIGH RATES OF JUVENILE DELINQUENCY, VENEREAL DISEASE, AND SIMILAR RESULTS FROM OTHER HEALTH AND WELFARE INDICES. AND ECONOMIC INDICATORS OF BLIGHT INCLUDE CONCENTRATIONS OF TAX DELINQUENT AND TAX TITLE PROPERTIES. DECLINING PROPERTY VALUES. AND PRESENCE OF A LARGE NUMBER OF BUILDING VACANCIES. COMPLEX FORMS OF BLIGHT EXIST WHEN AN AREA CONTAINS A MIXTURE OF INCOMPATIBLE LAND USES, OBSOLETE OR IMPRACTICAL LAYOUT OF LOTS, BLOCKS OR STREETS, UNSAFE AND UNHEALTHFUL CONDITIONS EXISTING OR POSSIBLE WHEN MARGINAL LAND IS IN USE, PARTICULARLY LAND SUBJECT TO FLOODING. 2

IN IDENTIFYING BLIGHTED AREAS, LOCAL STANDARDS MUST BE USED IN DETERMINING

THE DEGREE AT WHICH THE PRESENCE OF A BLIGHTING FACTOR OR COMBINATION OF

BLIGHTING FACTORS CONSTITUTES A BASIS FOR DESIGNATING AN AREA AS BLIGHTED.

SEVERAL METHODS AND MEANS ARE AT HAND FOR DEALING WITH THE REMOVAL AND PREVENTION OF URBAN BLIGHT. COLLECTIVELY, THESE ACTIONS FORM THE URBAN RENEWAL CONCEPT. URBAN RENEWAL, LIKE MANY OTHER CONCEPTS, WAS EVOLVED THROUGH A PERIOD OF TRIAL. EARLIER PROGRAMS AIMED AT RENEWING SLUM AREAS AND RIDDING OUR CITIES OF BLIGHT EMPLOYED AS THEIR PRIMARY TOOL THE REPLACEMENT OF SLUM BUILDINGS WITH

Chapin, F. Stuart, Jr., <u>Urban Land Use Planning</u>, Harper and Brothers, 1957, pp. 232-233

NEW STRUCTURES ON A ONE FOR ONE BASIS. However, IT SOON BECAME APPARENT THAT

THIS APPROACH HAD SHORTCOMINGS WHICH GREATLY LIMITED ITS EFFECTIVENESS. ONE OF

THESE SHORTCOMINGS WAS THAT THE NEW STRUCTURE HAD TO BE REBUILT ON THE SAME SITE

AS THE SLUM BUILDING IT WAS REPLACING. THIS CAUSED BLIGHTED STRUCTURES TO BE

DEMOLISHED AND REPLACED WITHOUT FIRST REMOVING OR CORRECTING THE CAUSE OF THE

ORIGINAL BLIGHT. ALSO, THERE WERE NO RELATED PROVISIONS FOR THE PREVENTION OF

NEW BLIGHTED AREAS FROM DEVELOPING OR OLD ONES FROM SPREADING.

REALIZING THAT THIS PARTIAL ATTACK ON BLIGHT WOULD NOT ACCOMPLISH THE MASSIVE TASK OF SLUM PREVENTION AND CLEARANCE, A NEW APPROACH WAS INTRODUCED INTO THE HOUSING ACT OF 1954. THIS APPROACH KNOWN AS THE URBAN RENEWAL CONCEPT HAS AS ITS MAIN ELEMENTS:

FIRST: - PREVENTION OF THE SPREAD OF BLIGHT INTO GOOD AREAS OF THE

COMMUNITY THROUGH STRICT ENFORCEMENT OF HOUSING AND NEIGHBORHOOD

STANDARDS AND STRICT OCCUPANCY CONTROLS.

SECOND- REHABILITATION OF SALVABLE AREAS, TURNING THEM INTO SOUND,
HEALTHY NEIGHBORHOODS BY REPLANNING, REMOVING CONGESTION,
PROVIDING PARKS AND PLAYGROUNDS, REORGANIZING STREETS AND TRAFFIC,
AND BY FACILITATING PHYSICAL REMODELING OF DETERIORATED STRUCTURES.

THIRD - CLEARANCE AND REDEVELOPMENT OF NONSALVABLE AREAS.

COINCIDENT WITH THIS CONCEPT AND AS AN INTEGRAL PART OF ITS INTENT, THE
WORKABLE PROGRAM'S PROVISIONS WERE ALSO INTRODUCED. THE WORKABLE PROGRAM IS A
SEVEN POINT OUTLINE DESIGNED TO CO-ORDINATE A CONTINUING PROGRAM OF PRIVATE AND
PUBLIC ACTION AND INTEREST IN URBAN RENEWAL. IN ESSENCE, IT IS A BLUEPRINT FOR

ADEQUATE MUNICIPAL CODES AND ORDINANCES INCLUDING ENFORCEMENT. THESE INCLUDE ZONING, SUBDIVISION REGULATIONS, BUILDING CODES AND HOUSING CODES.

- THE PROFESSIONAL PREPARATION OF COMMUNITY PLANS LEADING TOWARD A MASTER
 PLAN FOR ALL FUTURE DEVELOPMENT.
- THE PREPARATION OF A NEIGHBORHOOD ANALYSIS OUTLINING NEIGHBORHOOD

 DEFICIENCIES AND RECOMMENDING THE KIND OF ACTION NEEDED.
- An effective administrative organization to supervise the redevelopment program.
- THE FINANCIAL EXPRESSION OF THE CITY'S WILLINGNESS TO CARRY OUT RE-DEVELOPMENT THROUGH COMMUNITY REVENUES AND OTHER RESOURCES.
- Relocation housing for families displaced by the clearance of the redevelopment area.
- CITIZEN PARTICIPATION IN THE FORMULATION OF MUNICIPAL PLANS FOR COMMUNITY

 DEVELOPMENT AND REDEVELOPMENT.

IN ITS APPROACH, THE NEIGHBORHOOD ANALYSIS IS DIVIDED INTO THREE SECTIONS.

THE FIRST OF THESE IS A DESCRIPTION OF GENERAL CITY CHARACTERISTICS, THE SECOND

CONTAINS DETAILED ANALYSES OF THE INDIVIDUAL NEIGHBORHOODS AND THE THIRD SECTION

IS AN APPENDIX OF DEFINITIONS AND STATISTICS.

- THE OWNER CONTRACTOR OF LEASE OF THE CONTRACTOR OF THE CONTRACTOR
 - DESCRIPTION OF SECURITION OF S
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"IF WE COULD FIRST KNOW WHERE WE ARE, AND WHITHER WE ARE TENDING, WE COULD BETTER JUDGE WHAT TO DO AND HOW TO DO IT."

ABRAHAM LINCOLN



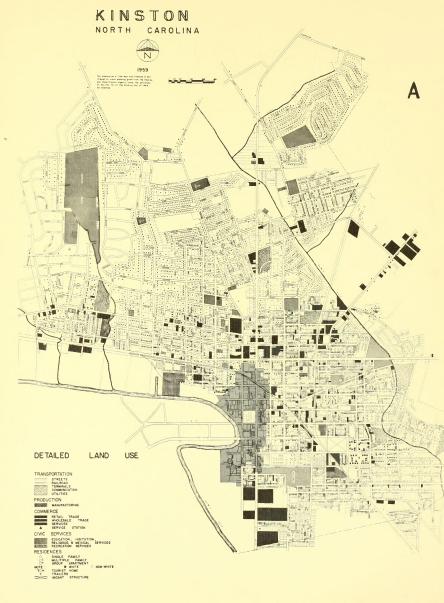
DURING THE FALL OF 1959, A SURVEY WAS MADE BY THE DIVISION OF COMMUNITY

PLANNING IN WHICH EACH PARCEL OF LAND WITHIN THE CITY WAS CLASSIFIED AND MAPPED ACCORDING TO ITS USE. THE INFORMATION APPEARS AS FIGURE A, "DETAILED LAND USE, KINSTON". COINCIDENT WITH THIS SURVEY, A SURVEY WAS MADE OF THE STRUCTURAL CONDITION OF EACH DWELLING IN THE CITY AS REFLECTED IN ITS EXTERIOR APPEARANCE.

DEPENDING UPON ITS EXTERIOR PHYSICAL CONDITION, EACH HOUSE WAS GRADED AS EXCELLENT, GOOD OR FAIR WERE CONSIDERED STANDARD; THOSE GRADED AS POOR OR VERY POOR WERE CONSIDERED TO BE SUBSTANDARD. IT SHOULD BE NOTED THAT THESE EVALUATIONS WERE MADE ON THE BASIS OF A PRELIMINARY VISUAL INSPECTION FROM THE FRONTING STREET AND NO ATTEMPT WAS MADE TO DETERMINE INTERNAL CONDITIONS BEYOND THOSE READILY APPARENT FROM THE OUTSIDE. IT IS POSSIBLE THAT A MORE DETAILED INSPECTION MIGHT PROVE THE PRELIMINARY SURVEY INCORRECT IN SOME INSTANCES, ALTHOUGH ON AN AREA-WIDE BASIS, THE TECHNIQUE USED IS CONSIDERED TO HAVE MERIT IN INDICATING THE GENERAL CONDITIONS PREVAILING IN A NEIGHBORHOOD.

RESIDENTIAL LAND USE

RESIDENCES OCCUPY ABOUT 55 PERCENT OF KINSTON'S DEVELOPED LAND AND ARE LOCATED IN A SEMI-CIRCLE AROUND THE CENTRAL BUSINESS DISTRICT. THE OLDER HOMES ARE GENERALLY LOCATED ON THE INNER PORTION WHILE MOST OF THE NEWER GROWTH HAS TAKEN PLACE ON THE PERIPHERY. DWELLING STRUCTURES NUMBER 5,883, PROVIDING 6,773 DWELLING UNITS FOR ALMOST 25,000 PEOPLE. More THAN 400 OF THESE STRUCTURES ARE OCCUPIED BY TWO OR MORE FAMILIES. OF THE TOTAL NUMBER OF DWELLING STRUCTURES, 3,849 ARE OCCUPIED BY WHITES AND 2,034 BY NEGROES. NEGRO HOUSING IS CONCENTRATED IN THE SOUTHEAST SECTION OF THE CITY. AT THE TIME OF THIS SURVEY, 414 DWELLING UNITS WERE VACANT.





THE SURVEY OF THE STRUCTURAL CONDITIONS OF RESIDENCES REVEALED A TOTAL OF 2,183 STRUCTURES IN NEED OF MAJOR REPAIR OR CLEARANCE. THIS REPRESENTS 37.1 PERCENT OF THE CITY'S DWELLING STRUCTURES. THE MAJORITY OF THE SUBSTANDARD DWELLING STRUCTURES ARE LOCATED IN THE CITY'S SOUTHEAST SECTION.

FIGURE B INDICATES THE NET RESIDENTIAL DENSITY PATTERN OF THE CITY AS DETERMINED BY INDIVIDUAL BLOCK DENSITY. THE AREAS OF HIGH NET DENSITY CORRESPOND CLOSELY TO THE AREAS OF SUBSTANDARD HOUSING. IN THE AREA WHERE HIGH DENSITY AND POOR HOUSING COINCIDE, THERE ARE 102 BLOCKS WITH DENSITIES FROM 7 TO 11.9 DWELLING UNITS PER ACRE AND 33 BLOCKS WITH DENSITIES OF OVER 12 DWELLING UNITS PER ACRE.

COMMERCIAL LAND USE

AS THIS STUDY IS CONCERNED WITH THE ANALYSIS OF KINSTON'S RESIDENTIAL AREAS,

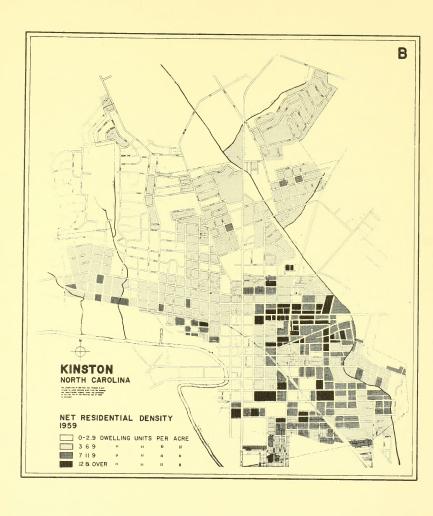
NO ATTEMPT WILL BE MADE TO DESCRIBE COMMERCIAL LAND USE EXCEPT AS IT RELATES

TO RESIDENTIAL AREAS.

THE CENTRAL BUSINESS DISTRICT, IN A PROCESS OF EXPANSION, HAS INVADED THE RESIDENTIAL AREA SURROUNDING IT. SOME BLOCKS THAT WERE ONCE RESIDENTIAL ARE NOW 100 PERCENT IN COMMERCIAL USE WHILE OTHERS ARE JUST NOW EXPERIENCING THE FIRST PAINS OF COMMERCIAL INVASION. OTHER BLOCKS PRESENT VARIOUS DEGREES OF COMMERCIAL INVASION. THE CBD, IN GENERAL TERMS OF BLOCK DEVELOPMENT, IS WITHIN THE BOUNDS OF MITCHELL STREET, WASHINGTON AVENUE, MCLEWEAN STREET AND THE NEUSE RIVER. OUTSIDE OF THIS AREA BUT ASSOCIATED WITH THE CBD, THERE ARE COMMERCIAL USES STRINGING NORTH ON QUEEN STREET TO GRAINGER AVENUE, SPOTTED BETWEEN MITCHELL STREET AND QUEEN STREET SOUTH OF WEST VERNON AVENUE, AND LOCATED EAST OF MCLEWEAN STREET EAST OF THE CBD.

OUTLYING COMMERCIAL AREAS APPEAR IN THREE GENERAL FORMS: NEIGHBORHOOD SHOPPING CENTERS, STRIP COMMERCIAL DEVELOPMENT AND SINGLE COMMERCIAL STRUCTURES.

ALONG NORTH QUEEN STREET, THERE IS A SHOPPING CENTER AT HIGHLAND AVENUE AND THE BEGINNING OF STRIP COMMERCIAL DEVELOPMENT NEAR THE NORTHERN CITY LIMITS.





THERE IS A NEIGHBORHOOD SHOPPING CENTER DEVELOPMENT AT THE INTERSECTION OF EAST HIGHLAND AVENUE AND THE OLD SNOW HILL ROAD AND ANOTHER WITHIN AN AREA OF STRIP COMMERCIAL DEVELOPMENT BETWEEN POLLOCK STREET AND NELSON STREET ON WEST VERNON AVENUE. ANOTHER AREA OF STRIP DEVELOPMENT APPEARS ON WEST VERNON AVENUE BEYOND CATFISH BRANCH TO THE CITY'S WESTERN LIMITS.

THE HIGHEST INCIDENCE OF COMMERCIAL LOCATIONS OUTSIDE THE CBD IS FOUND

IN THE SOUTHEAST SECTION OF THE CITY WHERE THERE ARE NUMEROUS SINGLE COMMERCIAL
STRUCTURES. MOST OF THESE ARE OF THE SMALL GROCERY STORE VARIETY WITH SEVERAL
OFFERING GASOLINE FOR SALE. THERE ARE NO WELL-DEFINED NEIGHBORHOOD SHOPPING
CENTERS IN THE SOUTH-EAST SECTION OF THE CITY; HOWEVER, THERE ARE THREE SMALL
CENTERS ON ADKIN STREET AT INTERSECTIONS WITH TOWERHILL ROAD, CASWELL STREET
AND DESMOND STREET.

INDUSTRIAL AND WHOLESALE LAND USE

SIX GENERAL LOCATIONS ARE OCCUPIED BY INDUSTRIAL AND WHOLESALE USES. THESE ARE: 1) THE FRINGE AREA OF THE CBD, 2) THE AREA WEST OF THE CBD AND SOUTH OF ATLANTIC AVENUE, 3) THE AREA SOUTH OF WEST VERNON AVENUE AND WEST OF CATFISH BRANCH, 4) SOUTH QUEEN STREET FROM THE CBD TO THE CITY LIMITS, 5) MINERVA STREET, AND 6) ALONG THE RAILROAD LINES THAT CROSS THE SOUTH-EAST SECTION OF THE CITY. INDUSTRIAL AND WHOLESALE ACTIVITY IS ALMOST ENTIRELY ABSENT FROM THE NORTHERN HALF OF THE CITY.

STORM DRAINAGE

THE NEUSE RIVER AND ADKIN BRANCH WITH THEIR MINOR TRIBUTARIES FORM THE PRIMARY NATURAL DRAINAGE FEATURES OF THE CITY. TO COMPLEMENT NATURAL DRAINAGE, THE CITY HAS CONSTRUCTED STORM SEWER SYSTEMS IN THE BUILT-UP AREA TO CARRY AWAY THE SURFACE WATER. THIS SYSTEM HAS PROVEN EFFECTIVE EXCEPT IN SWAMPY AREAS AND ALONG THE FLOOD PLAINS OF THE DRAINAGE STREAMS IN TIMES OF HIGH WATER OR HEAVY PRECIPITATION. IN SOME CASES, LAND HAS BEEN SUBDIVIDED AND HOMES CONSTRUCTED ON LAND SUBJECT TO FLOODING. THESE WILL BE DISCUSSED IN THE ANALYSIS OF INDIVIDUAL RESIDENTIAL AREAS.

WATER AND ELECTRIC UTILITIES

KINSTON'S WATER UTILITIES CONSIST OF SEVEN DEEP WELLS SUPPLEMENTED BY FOUR STORAGE TANKS AND A NETWORK OF 4" TO 16" MAINS. THIS SYSTEM OF SUPPLY AND MAINS MAKES WATER AVAILABLE TO ALL AREAS WITHIN THE CITY. ELECTRICITY IS ALSO AVAILABLE THROUGHOUT THE CITY.

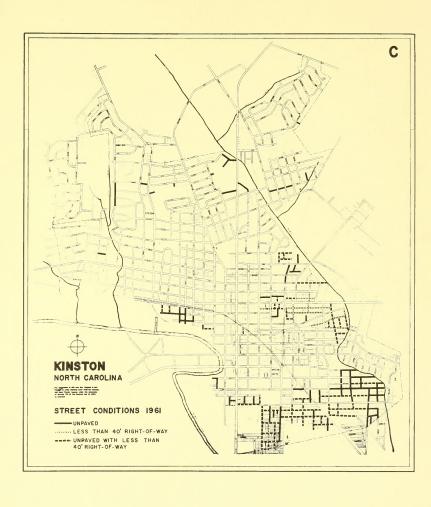
SANITARY SEWER

THROUGH A SYSTEM OF SEWERAGE MAINS, SEWER SERVICE IS AVAILABLE TO NEARLY EVERY RESIDENCE OR BUSINESS WITHIN THE CITY. AS KINSTON HAS NO SEWAGE TREATMENT PLANT, EACH OF THE SEVEN SEWER SYSTEMS HAS AN OUTFALL WHICH EMPTIES INTO THE NEUSE RIVER.

STREETS AND HIGHWAYS

THE DOMINANT PATTERN OF STREETS IN KINSTON IS THE GRIDIRON; HOWEVER, SOME
OF THE NEWER AREAS HAVE EMPLOYED A CURVILINEAR STREET PATTERN. ACCORDING
TO 1958 DATA, THE HEAVIEST TRAFFIC VOLUMES OCCUR ON THE FOLLOWING STREETS:
QUEEN STREET ALONG ITS ENTIRE LENGTH; VERNON AVENUE FROM THE CITY LIMITS EAST
TO MINERVA STREET; MINERVA STREET NORTH FROM WASHINGTON STREET; EAST WASHINGTON
STREET FROM THE CITY LIMITS TO EAST STREET; EAST STREET FROM WASHINGTON STREET
SOUTH TO KING STREET; KING STREET FROM EAST STREET WEST TO THE CITY LIMITS; THE
OLD SNOW HILL ROAD; EAST HIGHLAND AVENUE; CAREY ROAD SOUTH TO WEST VERNON AVENUE;
AND, HERITAGE STREET FROM THE CITY LIMITS TO THE CBD. THE RIGHTS-OF-WAY OF THESE
ROUTES ARE VARIABLE AND EACH HAS SECTIONS THAT ARE OF INSUFFICIENT WIDTH FOR

NARROW AND UNPAVED STREETS IMPAIR TRAFFIC MOVEMENT IN THE SOUTHEAST SECTION OF THE CITY AND TO A MINOR DEGREE ELSEWHERE. THE LOCATIONS OF UNPAVED STREETS ARE SHOWN ON THE UNIT LAND USE MAPS WHILE THE CITY-WIDE PATTERN OF INADEQUATE STREETS APPEARS ON FIGURE C.





SCHOOLS

THE WHITE POPULATION OF KINSTON IS SERVED BY THREE ELEMENTARY SCHOOLS:

TEACHERS MEMORIAL, NORTHWEST AND LEWIS; ONE JUNIOR HIGH SCHOOL: HARVEY; AND
ONE SENIOR HIGH SCHOOL: GRAINGER. TWO ELEMENTARY SCHOOLS, SAMPSON AND BYNUM,
AND ONE JUNIOR-SENIOR HIGH SCHOOL, ADKIN, SERVE THE NEGRO POPULATION.

RECREATION FACILITIES

RECREATION FACILITIES FOR THE WHITE POPULATION OTHER THAN THOSE ACCOMPANYING SCHOOLS, INCLUDE THE FAIRFIELD COMMUNITY CENTER, EMMA WEBB PARK AND LOVIT HINES PARK. THE FAIRFIELD COMMUNITY CENTER HAS INDOOR FACILITIES FOR GAMES AND CRAFTS IN ADDITION TO OUTSIDE PLAY AREAS. EMMA WEBB PARK AND LOVIT HINES PARK HAVE SWIMMING POOLS AND OUTSIDE GAME AREAS.

HOLLOWAY COMMUNITY CENTER FOR THE NEGRO POPULATION IS SIMILAR TO THE
FAIRFIELD COMMUNITY CENTER AND IN ADDITION HAS A SWIMMING POOL. OTHER NEGRO
RECREATION FACILITIES INCLUDE AN OPEN PLAYFOUND AT ADKIN PARK AND OPEN PLAYFORDUNDS ON THE SCHOOL SITES. IN ADDITION, MITCHELL WOOTEN COURT AND CARVER
COURT EACH HAS A SMALL COMMUNITY RECREATION CENTER.

FIRE STATIONS

AT THE PRESENT TIME, KINSTON HAS THREE FIRE STATION LOCATIONS. THESE ARE:

FIRE STATION NUMBER ONE ON KING STREET BETWEEN QUEEN STREET AND HERITAGE STREET;

FIRE STATION NUMBER TWO ON TIFFANY STREET BETWEEN CASWELL STREET AND GORDON

STREET; AND FIRE STATION NUMBER THREE ON HERITAGE STREET BETWEEN LENGIR AVENUE

AND VERNON AVENUE. A FOURTH FIRE STATION IS NOW UNDER CONSTRUCTION ON DARBY

AVENUE TO SERVE THE NORTHERN PARTS OF THE CITY.

The second property of the second property of

IN ORDER TO OBTAIN MANAGEABLE PORTIONS FOR ANALYSIS, THE CITY HAS BEEN DIVID-ED INTO ELEVEN STATISTICAL UNITS. IN THIS MANNER, PARTS OF THE CITY CAN BE ISOLATED, ENLARGED AND ANALYZED IN DETAIL AND THEN REASSEMBLED FOR A GREATER UNDERSTANDING OF THE WHOLE.

THE STATISTICAL UNITS ARE RESIDENTIAL IN NATURE AND THEIR BOUNDARIES WERE SELECTED ON THE CRITERIA THAT THEY CONTAIN DWELLING STRUCTURES OF SIMILAR AGE AND STRUCTURAL CONDITION, ENCLOSE AREAS OF SIMILAR OCCUPANCY CHARACTERISTICS AND THAT THE ELEMENTS WITHIN A UNIT HAVE SIMILAR LOCATIONAL CHARACTERISTICS IN THAT THEY ARE BOUNDED BY COMMON BARRIERS. ALSO, IN SELECTING THE BOUNDARIES OF A UNIT, IT WAS ASSUMED THAT THE PRESENCE OR ABSENCE OF BLIGHTING FACTORS WOULD MOST CLOSELY AFFECT THE ELEMENTS WITHIN THAT PARTICULAR UNIT. (SEE FIGURE D FOR KEY TO STATISTICAL UNIT LOCATIONS). ALTHOUGH THE CENTRAL BUSINESS DISTRICT IS NOT CHARACTERISTICALLY RESIDENTIAL, IT CONTAINS 74 DWELLING STRUCTURES AND WILL BE DISCUSSED IN THE ANALYSIS.

IN THE ANALYSIS, EACH STATISTICAL UNIT WILL BE EXAMINED AND EVALUATED IN

TERMS OF A SIMILAR APPROACH AND SET OF INVESTIGATIVE CRITERIA. THIS WILL ALLOW

FOR COMPARATIVE RELATIONSHIPS BETWEEN THE UNITS. THE APPROACH WILL CONSIST OF

A DESCRIPTION OF THE LOCATION OF THE UNIT, ITS OCCUPANCY CHARACTERISTICS AND

PHYSICAL AND SOCIAL CHARACTERISTICS. FACTORS TO BE INVESTIGATED INCLUDE, AMONG

OTHERS, STREET PATTERNS AND CONDITIONS, DWELLING STRUCTURE CONDITIONS, LAND USE

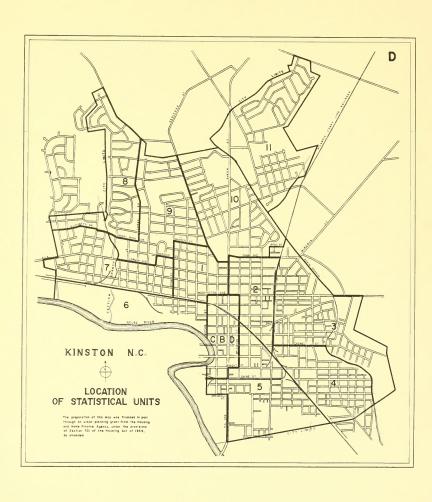
PATTERNS, VACANCY RATES, POPULATION DENSITY, CRIME RATES AND VENEREAL DISEASE

RATES. 3

Upon evaluation of the character of each unit, recommendations will be made as to the treatment necessary to make or retain the unit as a sound and healthy part of the city. Although other recommendations will be submitted, the major suggestions for the treatment will include:

^{3.} SEE APPENDIX FOR DEFINITIONS OF TERMS.

The state of the designation and contribute and state of the state of





TRANSPORTATION

STREETS
HILLROAD
TERMINALS
COMMUNICATION
UTILITIES

PRODUCTION

MANUFACTURING

COMMERCE

RETAIL TRADE
WHOLESALE TRADE
SERVICES
SERVICE STATION

CIVIC SERVICES

EDUCATION, INSITUTION,
RELIGIOUS, & MEDICAL SERVICES
RECREATION SERVICES

RESIDENCES

O SINGLE FAMILY
MULITIPLE FAMILY
GROUP APARTMENT

NOTE: WHITE O NON-WHITE

TOH TOURIST HOME T TRAILERS

VACANT STRUCTURE

THE SYMBOLS IN THIS LEGEND ARE EMPLOYED ON FIGURES I THROUGH II TO IDENTIFY EXISTING LAND USE IN EACH STATISTICAL UNITS.

CODE AND ORDINANCE ENFORCEMENT

CONTINUED ENFORCEMENT AND IMPROVEMENT OF THE ZONING ORDINANCE AND BUILD-ING CODES AND THE IMPLEMENTATION OF OTHER NECESSARY HOUSING AND LAND USE CONTROLS SUCH AS MINIMUM HOUSING STANDARDS AND SUBDIVISION REGULATIONS.

CONSERVATION

REPAIR OR MODERNIZATION IN AREAS WITH RELATIVELY GOOD STRUCTURES. MAINTENANCE OF STANDARDS (HOUSING AND NEIGHBORHOOD) TO PREVENT THE DEVELOPMENT OF
BLIGHT.

SPOT CLEARANCE

REMOVAL OF BLIGHTED SPOTS FROM OTHERWISE HEALTHY AREAS TO PREVENT THE SPREAD OF BLIGHT.

CLEARANCE AND REDEVELOPMENT

Acquisition, Replanning, Clearance and Rebuilding of Blighted areas

FOR RESIDENTIAL, RECREATION, COMMERCIAL OR OTHER PURPOSES, INCLUDING

THE PROVISION OF STREETS, UTILITIES, PARKS, RECREATION AREAS AND OTHER OPEN

SPACES.

ALTHOUGH SOME DEGREE OF GOVERNMENTAL ACTION IS NECESSARY IN A COMMUNITY-WIDE URBAN RENEWAL PROGRAM, THIS DOES NOT PRECLUDE PRIVATE ACTION OR INITIATIVE IN ANY URBAN RENEWAL TREATMENT PRESCRIPTION. ON THE CONTRARY, IT IS RECOMMENDED THAT PRIVATE ACTION BE USED IN ANY CASE IN WHICH IT CAN BEST SERVE THE PURPOSES OF URBAN RENEWAL AND THE INTEREST OF THE PUBLIC. IN CASES WHERE GOVERNMENTAL ACTION IS NECESSARY, PARTICIPATION BY PRIVATE CITIZENS IN THE FORMULATION AND IMPLEMENTATION OF THESE ACTIONS IS HIGHLY ENCOURAGED.

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"THE MASTER SAID UNTO THE SCHOLAR: 'THE VALUE OF THY PROPERTY DEPENDETH UPON THY NEIGHBOR.'"

CONFUSIUS



UNIT I

Unit One is an area of generally older homes located northwest of the CBD and containing 137 acres.

OCCUPANCY CHARACTERISTICS

Unit One contains 270 dwelling structures of which 252 are single family residences. The remaining 18 dwelling structures provide 64 dwelling units giving the unit a total of 316 dwelling units. Most of these 18 structures are two and three-family apartment houses. Based upon the dwelling unit count, the population of Unit One is estimated at 1,138. All the dwelling structures in this unit are occupied or were last occupied by white persons.

AT THE TIME OF THIS SURVEY, 24 DWELLING UNITS WERE VACANT IN THIS AREA, ACCOUNTING FOR 7.6 PERCENT OF THE UNIT'S TOTAL. SOME REAL ESTATE ECONOMISTS CONSIDER A PERCENTAGE HIGHER THAN FIVE PERCENT AS CONSTITUTING AN UNHEALTHY SITUATION. THE ACCOMPANYING BAR CHART PRESENTS A COMPARISON OF THE MAGNITUDE OF SELECTED FACTORS FOUND IN UNIT ONE WITH THEIR OCCURRENCE IN OTHER UNITS.

FROM THIS CHART IT CAN BE SEEN THAT ONLY THREE UNITS HAVE A HIGHER PERCENTAGE OF VACANT DWELLING UNITS THAN UNIT ONE.

PHYSICAL CHARACTERISTICS

THERE ARE 52 SUBSTANDARD DWELLING STRUCTURES IN THIS UNIT. THIS ACCOUNTS

FOR 19.2 PERCENT OF THE TOTAL STRUCTURES IN THE UNIT. IT CAN BE SEEN FROM

THE MAP ACCOMPANYING UNIT ONE THAT EXCEPT FOR A CLUSTER BETWEEN MITCHELL STREET

AND QUEEN STREET, THESE STRUCTURES ARE SCATTERED THROUGHOUT THE AREA.

AN AREA OF MIXED LAND USE IS ALSO APPARENT IN THE AREA BETWEEN MITCHELL STREET AND QUEEN STREET. AS THIS AREA IS ZONED FOR BUSINESS, MOST OF THE NONRESIDENTIAL USES ARE BUSINESSES ALTHOUGH ONE STRUCTURE IS ENGAGED IN MANUFACTURING. THE MIXING OF LAND USES IN THIS AREA IS A RESULT OF COMMERCIAL OVERZONING ASSOCIATED WITH THE EXPANSION OF THE CBD.

UNIT I

COMPARATIVE MAGNITUDES OF SELECTED FACTORS

5 6 7 8 9 10 11 The state of the s The same of the same of The state of the s de Carrette

AREA

POPULATION

DWELLING STRUCTURES

SUBSTANDARD DWELLING STRUCTURES

PERCENT OF UNIT SUBSTANDARD

VACANT DWELLING UNITS

ARRESTS FOR MAJOR CRIMES

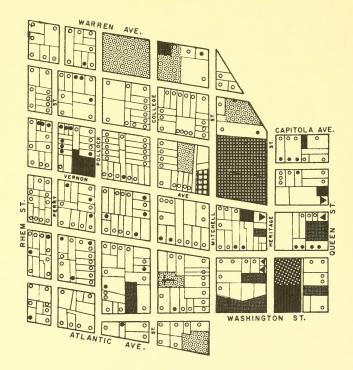
FIRE CALLS

TUBERCULOSIS CASES

VENEREAL DISEASE CASES

PUBLIC ASSISTANCE CASES

JUVENILE DELINQUENCY CASES



- O STANDARD DWELLING STRUCTURES
- SUBSTANDARD DWELLING STRUCTURES



THERE ARE NO UNPAVED STREETS IN UNIT ONE AND MOST HAVE CURBS AND GUTTERS.

WEST VERNON AVENUE, WHICH PASSES THROUGH THIS UNIT, IS A HIGH TRAFFIC VOLUME

STREET AND IS DESIGNATED AS A MAJOR STREET ON THE THOROUGHFARE PLAN. THIS STREET

PRESENTS A PROBLEM TO THE UNIT IN THAT ITS RIGHT-OF-WAY IS ONLY \$45 TO 50 FEET

WHERE 70 TO 100 FEET IS DESIRABLE FOR THE VOLUME OF TRAFFIC IT CARRIES.

EVENTUALLY, THIS PROBLEM WILL BE MET BY MAKING ATLANTIC AVENUE A MAJOR THOROUGHFARE AND USING WEST VERNON AVENUE IN THE UNIT ONE AREA AS A ONE-WAY STREET

EASTBOUND. THIS SHOULD CONSIDERABLY RELAX THE TRAFFIC CONGESTION AND CONFUSION

THAT SOMETIMES OCCURS ON THIS SECTION OF WEST VERNON AVENUE.

THIS UNIT, ALONG WITH PARTS OF UNITS SEVEN, NINE AND TEN, IS MORE THAN ONE-HALF MILE (A GENERAL STANDARD SERVICE AREA) FROM AN ELEMENTARY SCHOOL. A SURVEY OF CHILDREN MIGHT SHOW A NEED FOR AN ELEMENTARY SCHOOL TO SERVE THESE UNITS IN THE NEAR FUTURE.

THERE ARE NO PUBLIC AREAS IN UNIT ONE SET ASIDE FOR SPONTANEOUS PLAY,

RECREATION AND RELAXATION. THE POSSIBILITY OF SEVERAL SMALL AREAS IN THE UNIT

TO COMPLEMENT THE CITY PARK SYSTEM SHOULD BE CONSIDERED. SUCH AREAS NEED NOT

HAVE FORMAL PREARRANGED PROGRAMS BUT COULD MERELY BE COMMUNITY-OWNED OPEN SPACES

FOR THE ENJOYMENT OF THE NEIGHBORHOOD.

SOCIAL CHARACTERISTICS

Below is a measurement of selected social indices of blight as found in

Unit One. When compared to its percentage of total population, this unit does

NOT SEEM TO POSE A PROBLEM EITHER IN NUMBER OF OCCURRENCES OR IN PERCENT OF CITYWIDE TOTALS.

FORM	NUMBER	PERCENT OF CITY
ARRESTS	1	. 4
FIRE CALLS	12	6.3
TUBERCULOSIS	3	2.7
VENEREAL DISEASE	ĭ	.6
PUBLIC ASSISTANCE	1	.2
JUVENILE DELINQUENCY	1	2.1

4.7 PERCENT OF TOTAL POPULATION

2.0 PERCENT OF SOCIAL INDICES OF BLIGHT

RECOMMENDATIONS FOR TREATMENT

UNIT ONE HAS A NUMBER OF OLDER HOMES, SOME OF WHICH HAVE BEEN CONVERTED INTO TWO OR MORE DWELLING UNITS. CARE MUST BE TAKEN THROUGH ENFORCEMENT OF BUILDING AND OCCUPANCY CONTROLS TO PROHIBIT OVERCROWDING IN THESE STRUCTURES.

AN URGENT PROBLEM IN THIS UNIT IS INSTABILITY CAUSED BY THE INVASION OF NON-RESIDENTIAL USES ON ITS EASTERN FRINGE. IT IS IN THIS AREA OF MIXED LAND USE THAT POCKETS OF BLIGHT ARE BEGINNING TO FORM. A TWO-BLOCK WALK IN ALMOST ANY DIRECTION FROM THE CBD WILL TAKE ONE INTO DETERIORATED OR DETERIORATING AREAS. A CONTRIBUTING FACTOR TO THIS DETERIORATION HAS BEEN COMMERCIAL OVERZONING. A COMPARISON OF COMMERCIAL ZONING WITH THE LAND USE PATTERN OF THE CITY SHOWS THAT OF 111 ACRES ZONED FOR EXPANSION OF THE CBD, 75 PERCENT IS USED FOR RESIDENTIAL PURPOSES. IF AREAS ADJACENT TO THE CBD ARE TO BE PROTECTED AGAINST BLIGHT FROM THE MIXING OF LAND USES AND IF THE CBD IS TO BE PROTECTED AGAINST DETERIORATION ON ITS FRINGE, SPECIAL ATTENTION SHOULD BE GIVEN THIS PROBLEM. IN RELATION TO THIS PROBLEM, THE POSSIBILITY OF A COMPREHENSIVE REVISION OF THE ZONING ORDINANCE SHOULD BE CONSIDERED.

IN ORDER THAT THE FUTURE OF UNIT ONE AS A WHOLE MIGHT BE PROTECTED, CONSERVATION OF STRUCTURES IS NECESSARY. WHERE COSTS OF REPAIRS ARE PROHIBITIVE, SPOT CLEARANCE SHOULD BE APPLIED. FOR A GRAPHIC SUMMARY OF SUGGESTED URBAN RENEWAL TREATMENT AREAS, CONSULT FIGURE E. 4

^{4.} As this Analysis is concerned with ultimate urban renewal treatment, reconditioning as a treatment type will not be used.

Unit Two is located northeast of the CBD and west of the Atlantic Coast Line Railroad. It is composed of 168 acres.

OCCUPANCY CHARACTERISTICS

THIS UNIT CONTAINS 528 DWELLING STRUCTURES, 455 OF WHICH ARE SINGLE FAMILY RESIDENCES. THESE STRUCTURES PROVIDE 664 DWELLING UNITS WHICH HOUSE A POPULATION OF 2,390. THE 73 TWO-FAMILY OR MULTI-FAMILY DWELLING STRUCTURES IN THE UNIT PROVIDE A TOTAL OF 209 DWELLING UNITS. THE MAJORITY OF THESE STRUCTURES ARE TWO AND THREE FAMILY APARTMENT HOUSES.

FIGURE A INDICATES THE RACIAL OCCUPANCY PATTERN. A COUNT OF THE PRESENT OR LAST OCCUPANT REVEALS THAT WHITES OCCUPY 334 DWELLING STRUCTURES WHILE 194 ARE OCCUPIED BY NEGROES.

Unit Two has 67 vacant dwelling units. This accounts for over 10 percent of the unit's total dwelling units.

PHYSICAL CHARACTERISTICS

Over 50 Percent (267) of the dwelling structures in this unit are substandard. These structures are, for the most part, located east of East Street and south of Washington Avenue. Some of the most unsightly and dilapidated housing in the city is found in the block bounded by East Street, Washington Avenue, The ACL Railroad and Blount Avenue.

THERE ARE FEW BLOCKS IN UNIT TWO THAT ESCAPE ADVERSE INFLUENCES FROM
INCOMPATIBLE LAND USES. ALTHOUGH MOST OF THIS UNIT IS RESIDENTIAL IN CHARACTER,
THE DOMINANT ZONING IS FOR BUSINESS WITH SCARCELY FIVE BLOCKS BEING ZONED
RESIDENTIAL. .THIS EXTENSIVE BUSINESS ZONING ALLOWS COMMERCIAL USES TO LOCATE
ALMOST ANYWHERE WITHOUT REGARD TO ORDER, CONVENIENCE OR COMPATIBILITY. THE
EFFECTS OF COMMERCIAL OVERZONING AS A CAUSE OF BLIGHT IS DEFINITELY OBSERVABLE
IN UNIT TWO.

UNIT 2

COMPARATIVE MAGNITUDES OF SELECTED FACTORS

1 2 3 4 5 6 7 8 9 10 11 The state of the s The state of the state of YWW - TANK TO THE CALC. IN THE STATE OF THE THE PARTY OF THE PARTY O The same of the sa

AREA

POPULATION

DWELLING STRUCTURES

SUBSTANDARD DWELLING STRUCTURES

PERCENT OF UNIT SUBSTANDARD

VACANT DWELLING UNITS

ARRESTS FOR MAJOR CRIMES

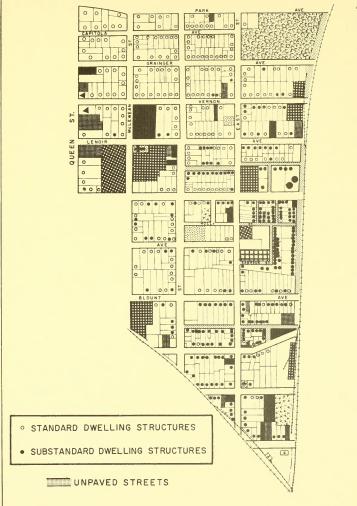
FIRE CALLS

TUBERCULOSIS CASES

VENEREAL DISEASE CASES

PUBLIC ASSISTANCE CASES

JUVENILE DELINQUENCY CASES





SEVERAL NARROW AND UNPAVED ALLEYS ARE FOUND IN THIS UNIT. SOME OF THESE ARE NOT ACCEPTED BY THE CITY AS PUBLIC RIGHTS-OF-WAY. A PRIME EXAMPLE OF SUCH IMPRACTICAL SUBDIVISION OF LAND IS THE BLOCK BOUND BY EAST STREET, WASHINGTON AVENUE, THE ACL RAILROAD AND BLOUNT AVENUE. THIS AREA WAS FIRST MENTIONED AS CONTAINING A LARGE AMOUNT OF SUBSTANDARD STRUCTURES.

HIGH TRAFFIC VOLUME STREETS CROSSING THIS UNIT ARE EAST VERNON AVENUE,

EAST WASHINGTON AVENUE AND EAST STREET. ALL OF THESE STREETS FORM PARTS OF

THE THOROUGHFARE PLAN, AND NONE POSSESS THE 70 TO 100 FOOT RIGHTS+OF-WAY BELIEVED

SUFFICIENT FOR THEIR PRESENT OR ANTICIPATED TRAFFIC VOLUMES.

THE TWO RAILROADS ADJACENT TO THIS UNIT HAVE PROBABLY EXERTED A BLIGHTING INFLUENCE UPON THE NEIGHBORING RESIDENTIAL PROPERTIES. HOWEVER, THE BLIGHTING INFLUENCE OF THE RAILROAD COULD HAVE BEEN AVOIDED WITH PROPER TREATMENT OF THE ABUTTING PROPERTIES.

UNIT TWO IS ALSO AN AREA OF HIGH POPULATION DENSITY. OVER TWO-THIRDS OF THE BLOCKS IN THE AREA ARE ABOVE AVERAGE IN DENSITY.

THE NORTHERN PART OF THIS UNIT, AN AREA WHICH SHOULD REMAIN RESIDENTIAL, NEEDS OPEN SPACE FOR RECREATIONAL PURPOSES. IN THE SOUTHERN PART OF THE UNIT THE LAND USE TREND IS TOWARD BUSINESS AND INDUSTRY. THEREFORE, LEWIS ELEMENTARY SCHOOL, WHICH IS LOCATED IN THIS AREA, SHOULD BE ELIMINATED IN THE FUTURE AND RELOCATED NEARER SIMON BRIGHT HOMES.

SOCIAL CHARACTERISTICS

Unit Two has excessive amounts of the social indices of blight. The term

"excessive" is used to describe an amount above average in relation to the

other units. However, the presence of any amount of certain indices of blight

FORM	NUMBER	PERCENT OF CIT	Y
ARRESTS FIRE CALLS TUBERCULOSIS VENEREAL DISEASE PUBLIC ASSISTANCE JUVENILE DELINQUENCY	35 15 24 13 60 4	14.7 7.9 21.2 8.9 10.9 8.5	

9.8 PERCENT OF TOTAL POPULATION

16.0 PERCENT OF SOCIAL INDICES OF BLIGHT

RECOMMENDATIONS FOR TREATMENT

UNIT TWO IS AN AREA OF CONTRAST. IN IT ARE FOUND BOTH AREAS WITH COMPLEX FORMS OF BLIGHT AND AREAS OF GOOD TO EXCELLENT DEVELOPMENT.

FOR MOST OF THE AREA SOUTH OF LENDIR AVENUE AND EAST OF EAST STREET, THE ONLY ULTIMATE TREATMENT SHOULD BE CLEARANCE AND REDEVELOPMENT. SPOT CLEARANCE, CONSERVATION AND CODE AND ORDINANCE ENFORCEMENT ARE NECESSARY TO RETAIN THE REMAINDER OF THE UNIT AS A SOUND AND HEALTHY PART OF THE CITY. PRIORITY FOR CLEARANCE AND REDEVELOPMENT IN UNIT TWO SHOULD BE GIVEN THE AREA BOUNDED BY EAST STREET, WASHINGTON AVENUE, THE ACL RAILROAD AND BLOUNT STREET.

MILL TO DESCRIPT

RECOMMENDATIONS FOR THEATMENT

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Conserve their experience of mineral metals making property contra

Table 22 Table 2 to 12 t

the transfer of the state of th

Unit Three is an area of 1407 acres lying generally east of the ACL Railroad and north of Caswell Street.

OCCUPANCY CHARACTERISTICS

THIS AREA CONTAINS 1,018 DWELLING STRUCTURES FORMING 1,134 DWELLING UNITS.

ITS POPULATION IS ESTIMATED AT 4,064. OF THE TOTAL DWELLING STRUCTURES, 904

ARE SINGLE FAMILY RESIDENCES AND THE REMAINING 114 PROVIDE A TOTAL OF 230

DWELLING UNITS. MOST OF THESE ARE DUPLEX STRUCTURES.

RACIAL OCCUPANCY CHARACTERISTICS IN UNIT THREE SHOW THAT 128 STRUCTURES

ARE OCCUPIED OR WERE LAST OCCUPIED BY WHITE PERSONS AND 890 BY NEGROES.

During the survey, dwelling unit vacancies numbered 67. This accounts for 5.9 percent of the unit's total.

PHYSICAL CHARACTERISTICS

OF THE TOTAL DWELLING STRUCTURES WITHIN THE UNIT, 669, OR 65.7 PERCENT, ARE SUBSTANDARD. THIS REPRESENTS 30.9 PERCENT OF THE SUBSTANDARD DWELLING STRUCTURES WITHIN THE CITY. ALTHOUGH FEW BLOCKS IN UNIT THREE ARE FREE FROM BLIGHT, THE MOST INTENSELY DETERIORATED AREA LIES BETWEEN WASHINGTON AVENUE AND CHESTNUT STREET.

THE FAILURE OF BUSINESS AND INDUSTRIAL ZONES TO DEVELOP COMPLETELY HAS

CAUSED SOME MIXING OF RESIDENTIAL AND NONRESIDENTIAL USES IN THESE ZONES.

THIS IS NOT WIDESPREAD, BUT THE EFFECT ON RESIDENCES IN NONRESIDENTIAL ZONES

IS APPARENT. ALSO, SOME MIXING OF LAND USES AS A RESULT OF THE PRESENCE OF

NONCONFORMING USES OCCURS IN THIS UNIT.

Unit Three is an area accented by high density of population. North of Chestnut Street, some blocks are intensely overcrowded.

UNIT 3

COMPARATIVE MAGNITUDES OF SELECTED FACTORS

1 2 3 4 5 6 7 8 9 10 11 e distribution to a Transport we to be a first than the second of the seco And the second of the second o Part of the state A CALL TO SEE SHEET TO SEE SHEET AND A SECOND SECON THE RESERVE AND THE PARTY OF TH TO SHOUTH THE WAY OF SHOUTH The same of the sa THE PROPERTY OF THE PARTY OF TH The state of the s the same of the sa THE PARTY OF THE P

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POPULATION

DWELLING STRUCTURES

SUBSTANDARD DWELLING STRUCTURES

PERCENT OF UNIT SUBSTANDARD

VACANT DWELLING UNITS

ARRESTS FOR MAJOR CRIMES

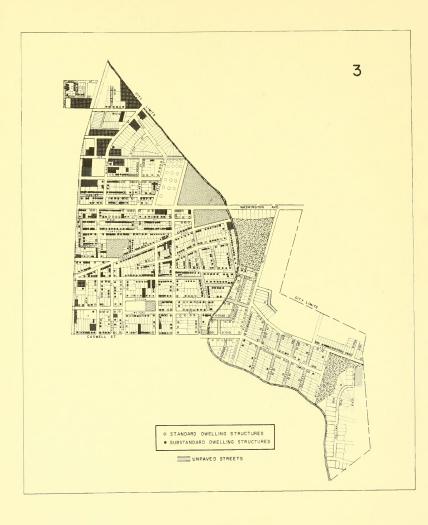
FIRE CALLS

TUBERCULOSIS CASES

VENEREAL DISEASE CASES

PUBLIC ASSISTANCE CASES

JUVENILE DELINQUENCY CASES





ALSO IN THE UNIT, UNSOUND SUBDIVISION PRACTICES ARE EVIDENT WHERE OBSOLETE LOT, BLOCK AND STREET PATTERNS EXIST AND WHERE LAND SUBJECT TO INUNDATION HAS BEEN SUBDIVIDED ALONG ADKIN CREEK.

Because of the overcrowding of Land, there is a Lack of Recreation Space in this unit. Several small playgrounds in the center of the Area would be desirable. Also, there is a need for the expansion of the facilities and sites of Sampson Elementary School and Adkin High School.

SOCIAL CHARACTERISTICS

IN TERMS OF ITS PROPORTION OF POPULATION, UNIT THREE HAS AN EXCESS OF ALL SOCIAL INDICES OF BLIGHT.

FORM	NUMBER	PERCENT OF CITY
ARRESTS FIRE CALLS	57 40	23.9 21.0
TUBERCULOSIS	24	21.2
VENEREAL DISEASE PUBLIC ASSISTANCE	5 ⁴	37.2 18.4
JUVENILE DELINQUENCY	20	42.6

16.7 PERCENT OF TOTAL POPULATION
27.6 PERCENT OF SOCIAL INDICES OF BLIGHT

RECOMMENDATIONS FOR TREATMENT

FOR THE AREA EAST OF ADKIN CREEK, CONSERVATION AND SPOT CLEARANCE ARE

PRESCRIBED. WITH THE EXCEPTION OF SCATTERED STRUCTURES THAT CAN BE CONSERVED,

CLEARANCE AND REDEVELOPMENT IS THE ONLY ULTIMATE ANSWER FOR THE REMAINDER OF

UNIT THREE. PRIORITY SHOULD BE GIVEN THE AREA NORTH OF CHESTNUT STREET AND

SOUTH OF WASHINGTON AVENUE.

Unit Four is composed of 239 acres and is located generally south of Caswell Street between the railroad and Adkin Creek.

OCCUPANCY CHARACTERISTICS

Unit Four has 610 dwelling structures, 540 of which are single family residences. These structures provide 820 dwelling units for an estimated population of 2,952. The 70 multi-family structures in this unit provide a total of 280 dwelling units. These are accented by the six-family units of Simon Bright Homes.

AT THE TIME OF THIS SURVEY, 40 DWELLING UNITS WERE FOUND TO BE VACANT IN UNIT FOUR. THIS ACCOUNTS FOR FIVE PERCENT OF THE UNIT'S TOTAL.

In the survey of the racial occupancy pattern, 269 dwelling structures were occupied or last occupied by white persons and 341 by Negroes.

PHYSICAL CHARACTERISTICS

THIS AREA HAS A LARGE NUMBER OF SUBSTANDARD DWELLING STRUCTURES. DURING THE SURVEY, 412, OR 67.5 PERCENT OF THE UNIT'S STRUCTURES WERE FOUND TO BE SUBSTANDARD. IN THE TRIANGLE FORMED BY ADKIN STREET, CASWELL STREET AND THE RAILROAD, 93 PERCENT OF THE PRIVATE HOUSING IS OF A SUBSTANDARD CONDITION. ALTHOUGH BLIGHT IS NOT AS PRONOUNCED EAST OF ADKIN STREET, ONLY SIX RESIDENTIAL BLOCKS IN THIS AREA HAVE LESS THAN 50 PERCENT OF THEIR HOUSES SUBSTANDARD.

IN TERMS OF LAND USE RELATIONS, THE MOST SERIOUS PROBLEM IN THIS UNIT IS

IN THE AREA WEST OF MCDANIEL STREET WHERE SINGLE FAMILY RESIDENCES AND INDUSTRIAL

USES ARE LOCATED SIDE BY SIDE. LESS SERIOUS ADVERSE LAND USE RELATIONS OCCUR

IN AREAS WHERE BUSINESS ZONES HAVE MIXTURES OF BUSINESSES AND HOUSES, AND IN

OTHER AREAS WHERE NONCONFORMING USES ARE LOCATED.

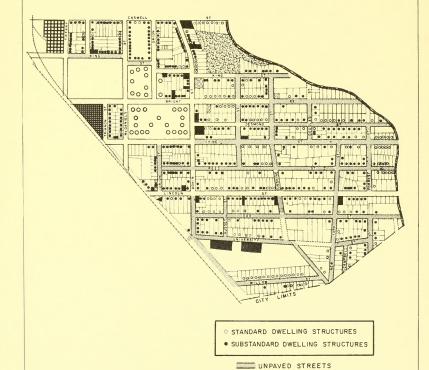
COMPARATIVE MAGNITUDES OF SELECTED FACTORS

AREA

POPULATION

FIRE CALLS

1 2 3 4 5 6 7 8 9 10 11 DWELLING STRUCTURES and the second s SUBSTANDARD DWELLING STRUCTURES PERCENT OF UNIT SUBSTANDARD VACANT DWELLING UNITS ARRESTS FOR MAJOR CRIMES TUBERCULOSIS CASES and the second second VENEREAL DISEASE CASES PUBLIC ASSISTANCE CASES JUVENILE DELINQUENCY CASES





Unit Four has a high percentage of unpaved and narrow streets. East of Adkin Street, all the streets are unpaved except Lincoln Street and portions of Desmond, Bright and King Streets.

WHILE THE PATTERN OF LOT AND BLOCK LAYOUT IN THIS UNIT DOES NOT PRESENT A SERIOUS PROBLEM, MARGINAL LAND SUBJECT TO FLOODING HAS BEEN SUBDIVIDED ALONG ADKIN CREEK. ADKIN CREEK ALSO PRESENTS A BARRIER TO TRAVEL BETWEEN UNIT FOUR AND PARTS OF UNIT THREE. BETTER VEHICULAR AND PEDESTRIAN CONNECTIONS ACROSS ADKIN CREEK ARE NECESSARY TO MAKE THE ELEMENTARY SCHOOL AND RECREATION AREA MORE ACCESSIBLE.

THE WHITE POPULATION IN THIS UNIT LACKS SAFE AND CONVENIENT ACCESS TO AN ELEMENTARY SCHOOL. THE POSSIBLE RELOCATION OF LEWIS ELEMENTARY SCHOOL IN THIS UNIT, AS MENTIONED IN THE DISCUSSION OF UNIT TWO, SHOULD BE STUDIED.

ABOVE AVERAGE POPULATION DENSITY IS PRESENT IN SEVERAL BLOCKS OF THIS UNIT; HOWEVER, IT HAS NOT YET REACHED THE POINT OF POSING A SERIOUS PROBLEM.

SOCIAL CHARACTERISTICS

IN PROPORTION TO ITS POPULATION, UNIT FOUR HAS EXCESSIVE AMOUNTS AND PERCENTAGES OF THE SOCIAL INDICES OF BLIGHT.

FORM	NUMBER	PERCENT OF CITY
ARRESTS	50	21.0
FIRE CALLS	15	7.9
TUBERCULOSIS	20	17.7
VENEREAL DISEASE	10	6.9
PUBLIC ASSSISTANCE	-191	
JUVENILE DELINQUENCY	16	34.9 34.0

12.1 PERCENT OF TOTAL POPULATION

20.6 PERCENT OF SOCIAL INDICES OF BLIGHT

RECOMMENDATIONS FOR TREATMENT

FOR THE AREA WEST OF ADKIN STREET, CLEARANCE AND REDEVELOPMENT ARE NECESSARY.

EAST OF ADKIN STREET THERE ARE A NUMBER OF STRUCTURES THAT CAN BE RETAINED THROUGH

CONSERVATION, BUT THE BULK OF THE AREA SHOULD ULTIMATELY BE CLEARED AND REDEVELOPED. IN THIS UNIT, PRIORITY SHOULD BE GIVEN THE AREA WEST OF ADKIN STREET.

The state of the s

UNIT FIVE CONTAINS 341 ACRES AND IS LOCATED SOUTHEAST OF THE CBD.

OCCUPANCY CHARACTERISTICS

THIS UNIT CONTAINS 658 DWELLING STRUCTURES PROVIDING 880 DWELLING UNITS.

OF THESE, 578 ARE SINGLE FAMILY RESIDENCES, WHILE 80 CONTAIN TWO OR MORE DWELLING UNITS. THESE 80 STRUCTURES PROVIDE A TOTAL OF 302 DWELLING UNITS, MOST OF THESE BEING SIX-FAMILY PUBLIC HOUSING STRUCTURES.

During the survey, 91 dwelling units were counted as vacant, accounting for 10.4 percent of the unit's total.

A count of racial occupancy of structures shows that 55 structures are occupied or were last occupied by white persons and 603 by Negroes.

PHYSICAL CHARACTERISTICS

SUBSTANDARD DWELLING STRUCTURES IN UNIT FIVE NUMBER 494 AND ACCOUNT FOR OVER 75 PERCENT OF THE TOTAL STRUCTURES IN THE UNIT. OTHER THAN PUBLIC HOUSING, ONLY A FEW SMALL AREAS IN THIS UNIT HAVE CLUSTERS OF SUBSTANTIALLY STANDARD DWELLING STRUCTURES. ALTHOUGH SUBSTANDARD HOUSING IS GENERAL THROUGHOUT THIS UNIT, DEFINITE CONCENTRATIONS APPEAR AROUND THE WOOTEN LANE AREA AND AGAIN IN THE AREA CENTERING AROUND GOLDEN PROGRESS AND SOUTH STREET.

THE MIXING OF LAND USE IS EVIDENT ON TWO SIDES OF THE TRIANGULAR SHAPED

UNIT FIVE. WHERE THE UNIT IS ADJACENT TO THE CBD, THERE IS A MIXING OF

BUSINESSES AND WAREHOUSES WITH RESIDENCES. COMMERCIAL AND INDUSTRIAL USES

ARE MIXED WITH RESIDENCES ALONG THE RAILROAD.

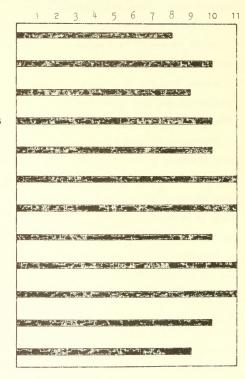
Unit Five is an area of above average population density, seven blocks reaching unsafe conditions. Also in this unit, unsound subdivision practices have resulted in several areas of obsolete lot, block and street pattern.

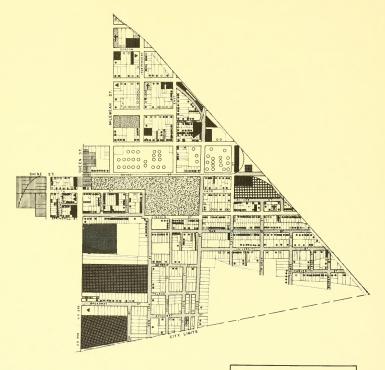
South of Shine Street almost every street is narrow and unpaved.

COMPARATIVE MAGNITUDES OF SELECTED FACTORS

AREA POPULATION DWELLING STRUCTURES SUBSTANDARD DWELLING STRUCTURES PERCENT OF UNIT SUBSTANDARD VACANT DWELLING UNITS ARRESTS FOR MAJOR CRIMES FIRE CALLS TUBERCULOSIS CASES VENEREAL DISEASE CASES PUBLIC ASSISTANCE CASES

JUVENILE DELINQUENCY CASES





- STANDARD DWELLING STRUCTURES
- SUBSTANDARD DWELLING STRUCTURES

UNPAVED STREETS



WITH THE EXCEPTION OF RECREATION FACILITIES PROVIDED IN CONJUNCTION WITH PUBLIC HOUSING, NEGRO RESIDENTS OF UNIT FIVE ARE WITHOUT READILY AVAILABLE RECREATION FACILITIES OR AN ELEMENTARY SCHOOL. AS UNIT FIVE IS SURROUNDED BY PHYSICAL AND LAND USE BARRIERS, THE FEASIBILITY OF A NEIGHBORHOOD SCHOOL AND RECREATION AREA FOR THIS UNIT SHOULD BE STUDIED.

SOCIAL CHARACTERISTICS

FORM	NUMBER	PERCENT OF CITY
ARRESTS FIRE CALLS TUBERCULOSIS VENEREAL DISEASE PUBLIC ASSISTANCE JUVENILE DELINQUENCY	83 34 62 150	34.9 20.0 30.0 42.8 27.4 12.8

13.0 PERCENT OF TOTAL POPULATION
27.9 PERCENT OF SOCIAL INDICES OF BLIGHT

RECOMMENDATIONS FOR TREATMENT

BECAUSE OF THE EXTENSIVENESS OF BLIGHT IN UNIT FIVE, CLEARANCE AND REDEVELOP-MENT OFFERS THE ONLY RATIONAL ULTIMATE URBAN RENEWAL TREATMENT. PRIORITY IN UNIT FIVE SHOULD BE GIVEN THE WOOTEN LANE AREA AND THE GOLDEN PROGRESS-SOUTH STREET AREA.

Unit Six is located west of the CBD and south of the Atlantic and Eastern Carolina Railroad. This unit consists mainly of the Glenn Raven Mill area.

OCCUPANCY CHARACTERISTICS

Unit Six has 137 dwelling structures providing 158 dwelling units. Of these structures, 127 are single family residences, while eight combine to provide 29 dwelling units. Most of these are duplex and three-family apartment houses. The population of Unit Six is estimated at 569, all white.

PHYSICAL CHARACTERISTICS

DURING THE SURVEY, 116 DWELLING STRUCTURES WERE FOUND TO BE IN A SUB-STANDARD CONDITION. THIS ACCOUNTS FOR OVER 85 PERCENT OF THE STRUCTURES IN THE UNIT. OF THE 20 STANDARD STRUCTURES, 10 ARE CLUSTERED NEAR THE INTER-SECTION OF MITCHELL STREET AND ATLANTIC AVENUE.

THE RESIDENTIAL AREA OF UNIT SIX IS ACCENTED BY NONRESIDENTIAL USES OF THE PRODUCTION AND STORAGE TYPE. ALSO, ALONG THE EASTERN EDGE OF THE UNIT RESIDENTIAL AND COMMERCIAL USES ARE MIXED.

UNIT SIX IS A SOMEWHAT ISOLATED RESIDENTIAL AREA, BEING BOUNDED BY THE CBD, A RAILROAD AND THE NEUSE RIVER. THESE BARRIERS MAKE ELEMENTARY SCHOOL ACCESS DIFFICULT TO THE CHILDREN OF THE UNIT. IN ORDER FOR THESE CHILDREN TO REACH LEWIS ELEMENTARY SCHOOL, THEY MUST CROSS A RAILROAD AND THE INTENSELY TRAFFICKED CBD. AN ELEMENTARY SCHOOL TO SERVE UNIT ONE AND PARTS OF UNITS SEVEN, NINE AND TEN COULD ALSO HELP TO REDUCE THE PROBLEM OF SCHOOL ACCESS

SOCIAL CHARACTERISTICS

SUMMARIZED BELOW ARE STATISTICS RELATING TO SELECTED SOCIAL INDICES OF BLIGHT AS FOUND IN UNIT SIX. ALTHOUGH THE PHYSICAL APPEARANCE OF THE UNIT IS



GENERALLY SUBSTANDARD, THE UNIT DOES NOT HAVE EXCESSIVE AMOUNTS OR PERCENTAGES
OF THESE INDICES.

FORM	NUMBER	PERCENT OF CATY
ARRESTS FIRE CALLS TUBERCULOSIS VENEREAL DISEASE PUBLIC ASSISTANCE JUVENILE DELINQUENCY	2 3 3 None 11 None	.8 .2 2.7 0

2.3 PERCENT OF TOTAL POPULATION
.9 PERCENT OF SOCIAL INDICES OF BLIGHT

RECOMMENDATIONS FOR TREATMENT

IT IS RECOMMENDED THAT CLEARANCE AND REDEVELOPMENT BE APPLIED TO THE RESIDENTIAL AREA OF UNIT SIX EXCEPT IN THE AREA OF SUBSTANTIALLY STANDARD HOUSING. CONSERVATION AND SPOT CLEARANCE SHOULD BE EMPLOYED IN THAT AREA.

UNIT SEVEN IS LOCATED WEST OF UNIT ONE AND IS COMPOSED LARGELY OF THE AREA KNOWN AS FAIRFIELD. THE UNIT'S AREA IS 257 ACRES.

OCCUPANCY CHARACTERISTICS

UNIT SEVEN CONTAINS 471 DWELLING STRUCTURES WHICH PROVIDE 494 DWELLING UNITS FOR ITS POPULATION OF 1,760. OF THESE STRUCTURES, 448 ARE SINGLE FAMILY RESIDENCES WHILE THE REMAINING 23 STRUCTURES PROVIDE 46 DWELLING UNITS. ALL STRUCTURES IN UNIT SEVEN ARE OCCUPIED BY WHITE PERSONS.

During the survey of occupancy characteristics, 15 dwelling units were vacant. This accounts for 3.1 percent of the unit's total.

PHYSICAL CHARACTERISTICS

THERE ARE 51 SUBSTANDARD DWELLING STRUCTURES IN THIS UNIT, ACCOUNTING FOR

10 PERCENT OF THE UNIT'S STRUCTURES. THE LARGEST CLUSTER OF SUBSTANDARD

HOUSING IS LOCATED ON THE SOUTHWESTERN EDGE OF THE UNIT WHERE LAND SUBJECT

TO FLOODING HAS BEEN SUBDIVIDED. THE INCIDENT OF SUBSTANDARD HOUSING OCCURRING

SIDE BY SIDE CAUSES FOUR OTHER SMALLER CLUSTERS TO APPEAR IN THIS UNIT. TWO

GENERAL AREAS OF MIXED LAND USE APPEAR IN UNIT SEVEN. ALONG WEST VERNON AVENUE

BETWEEN RHEM STREET AND NELSON STREET, RESIDENTIAL AND COMMERCIAL USES ARE MIXED.

WEST OF CATFISH BRANCH, ESPECIALLY ALONG WEST VERNON AVENUE, COMMERCIAL AND

INDUSTRIAL USES ARE MIXED WITH RESIDENCES.

WEST VERNON AVENUE, WHICH IS A MAJOR THOROUGHFARE STREET, CROSSES THIS UNIT.

THE 45 TO 50 FOOT RIGHT-OF-WAY OF THIS STREET IS TOO NARROW TO CARRY ITS

PRESENT OR ANTICIPATED VOLUME OF TRAFFIC. THIS RIGHT-OF-WAY SHOULD EVENTUALLY

BE WIDENED TO 70 TO 100 FEET.

THE SECTION OF UNIT SEVEN SOUTH OF WEST VERNON AVENUE LACKS FACILITIES

FOR SPONTANEOUS PLAY AND RECREATION. A SMALL PLAYGROUND COULD FILL THIS NEED.

COMPARATIVE MAGNITUDES OF SELECTED FACTORS

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AREA

POPULATION

DWELLING STRUCTURES

SUBSTANDARD DWELLING STRUCTURES

PERCENT OF UNIT SUBSTANDARD

VACANT DWELLING UNITS

ARRESTS FOR MAJOR CRIMES

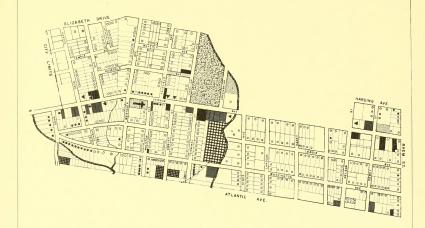
FIRE CALLS

TUBERCULOSIS CASES

VENEREAL DISEASE CASES

PUBLIC ASSISTANCE CASES

JUVENILE DELINQUENCY CASES



- O STANDARD DWELLING STRUCTURES
- . SUBSTANDARD DWELLING STRUCTURES

UNPAVED STREETS



ALSO, THE EASTERN PART OF THE UNIT DOES NOT HAVE AN ELEMENTARY SCHOOL WITHIN EASY ACCESS. A POSSIBLE SOLUTION TO THE PROBLEM OF SCHOOL ACCESS HAS ALREADY BEEN DISCUSSED.

SOCIAL CHARACTERISTICS

A MEASUREMENT OF SOCIAL INDICES OF BLIGHT DOES NOT INDICATE THIS UNIT

FORM	NUMBER	PERCENT OF TOTAL
ARRESTS	None	0
FIRE CALLS	10	5.3
TUBERCULOSIS	5	4.4
VENEREAL DISEASE	None	0
PUBLIC ASSISTANCE	7	1.3
JUVENILE DELINQUENCY	None	ŏ

7.2 Percent of total population

1.8 Percent of social indices of blight

RECOMMENDATIONS FOR TREATMENT

CODE AND ORDINANCE ENFORCEMENT SHOULD BE EMPLOYED IN UNIT SEVEN TO RETAIN

IT AS A SUBSTANTIALLY STANDARD AREA. CONSERVATION SHOULD ALSO BE USED TO RESTORE STRUCTURES THAT ARE DETERIORATING.

Unit Eight is located in the northwestern part of the city and includes the area generally known as Club Pines. This unit is composed of an area of 258 acres.

OCCUPANCY CHARACTERISTICS

Unit Eight has 245 single family residences, providing homes for 882 persons. All structures are occupied by white persons; and, with the exception of homes under construction, there are no vacant dwelling units in Unit Eight.

PHYSICAL CHARACTERISTICS

THERE ARE NO SUBSTANDARD DWELLING STRUCTURES IN THIS UNIT, NOR IS THERE ANY INCOMPATIBLE MIXTURES OF LAND USE.

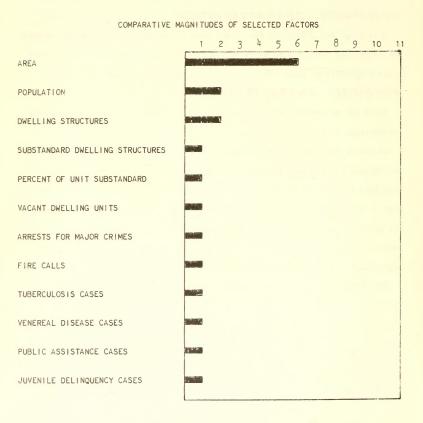
AS CAN BE SEEN FROM THE MAP OF UNIT EIGHT, THERE IS A CONSIDERABLE AMOUNT
OF UNDEVELOPED LAND IN THIS UNIT. THE SAME HIGH STANDARDS OF DEVELOPMENT THAT
HAVE BEEN FOLLOWED IN THE PAST IN THIS UNIT SHOULD BE ENCOURAGED FOR THE DEVELOPMENT OF THIS AREA. BEFORE THE UNDEVELOPED PORTION OF THIS UNIT BECOMES BUILTUP, HOWEVER, THE POSSIBILITY OF A SMALL PARK OR RECREATION AREA IN THE VICINITY
SHOULD BE INVESTIGATED.

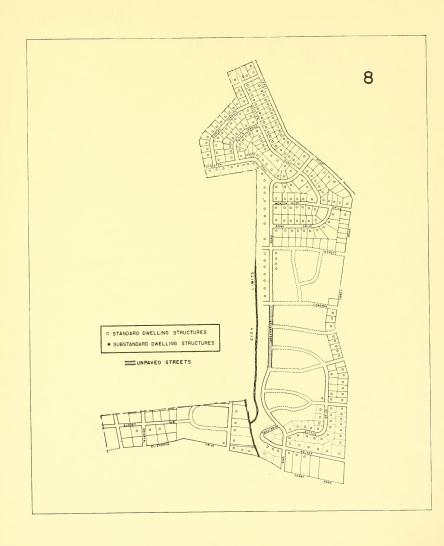
SOCIAL CHARACTERISTICS

Unit Eight has an almost negligible occurrence of the social indices of

FORM	NUMBER	PERCENT OF CITY
ARRESTS	None	0
FIRE CALLS	2	.1
TUBERCULOSIS	None	0
VENEREAL DISEASE	None	0.
PUBLIC ASSISTANCE	None	0
JUVENILE DELINQUENCY	None	O

3.6 Percent of total population
.01 Percent of social indices of Blight







RECOMMENDATIONS FOR TREATMENT

CONTINUED ENFORCEMENT OF CODES AND ORDINANCES ARE RECOMMENDED TO MAINTAIN
UNIT EIGHT AT A STANDARD LEVEL.

UNIT NINE HAD 308 ACRES AND IS LOCATED GENERALLY NORTH OF WEST VERNON AVENUE BETWEEN HERITAGE STREET AND CAREY ROAD.

OCCUPANCY CHARACTERISTICS

THIS UNIT CONTAINS 503 DWELLING STRUCTURES, PROVIDING 529 DWELLING UNITS.

OF THESE, 496 ARE SINGLE FAMILY RESIDENCES. THE REMAINING 7 DWELLING STRUCTURES PROVIDE 33 DWELLING UNITS. THE POPULATION OF UNIT NINE IS 1,940 AND IS WHITE IN RACIAL COMPOSITION.

AT THE TIME OF THIS SURVEY, 10 DWELLING UNITS WERE VACANT, ACCOUNTING FOR 1.9 PERCENT OF THE UNIT'S TOTAL.

PHYSICAL CHARACTERISTICS

ONLY THREE OF THIS UNIT'S 503 DWELLING STRUCTURES ARE SUBSTANDARD. THIS ACCOUNTS FOR LESS THAN .7 PERCENT OF THE DWELLING STRUCTURES IN THE UNIT. THERE IS NO MIXING OF INCOMPATIBLE LAND USES IN THIS UNIT.

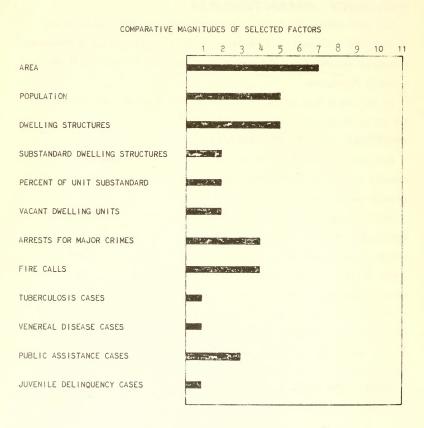
Unit Nine has a large tract of undeveloped land north of Cavalier Circle.

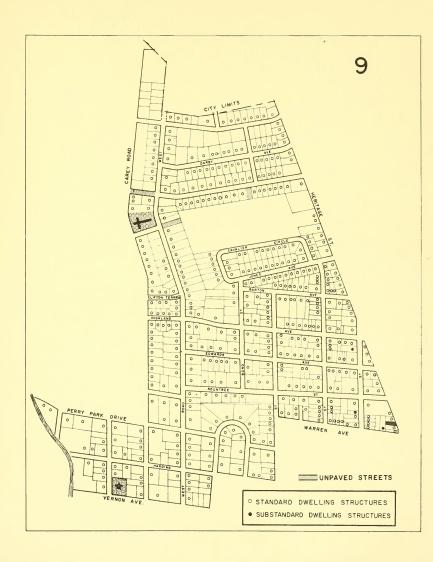
Surrounded by built-up areas, this tract of land will find itself with only a limited choice in subdivision design whenever planning for its development is begun. In order to insure that the most proper treatment is employed, city officials should closely study subdivision plats for this area.

AS MENTIONED PREVIOUSLY, PART OF THIS UNIT DOES NOT HAVE EASY ACCESS TO AN ELEMENTARY SCHOOL. ALSO, AS THIS UNIT BECOMES MORE AND MORE BUILT-UP, THE LACK OF OPEN SPACES FOR RECREATION IN THE NORTHERN PART OF THIS UNIT WILL BECOME MORE NOTICEABLE. PLANNING FOR OPEN SPACE SHOULD BEGIN NOW.

SOCIAL CHARACTERISTICS

UNIT NINE HAS A SMALL NUMBER AND PERCENTAGE OF SOCIAL INDICES OF BLIGHT.







FORM	NUMBER	PERCENT OF CITY
ARRESTS	2	.8
FIRE CALLS	10	5.3
TUBERCULOSIS	None	0
VENEREAL DISEASE	None	0
PUBLIC ASSISTANCE	2	4
JUVENILE DELINQUENCY	None	0

7.8 PERCENT OF TOTAL POPULATION

1.1 PERCENT OF SOCIAL INDICES OF BLIGHT

RECOMMENDATIONS FOR TREATMENT

CODE AND ORDINANCE ENFORCEMENT COUPLED WITH PRIVATELY INITIATED CONSERVATION

ARE RECOMMENDED FOR THIS UNIT.

Unit Ten is Located North of the CBD and contains 367 acres.

OCCUPANCY CHARACTERISTICS

UNIT TEN CONTAINS 576 DWELLING STRUCTURES, PROVIDING 614 DWELLING UNITS.

OF THESE STRUCTURES, 562 ARE SINGLE FAMILY RESIDENCES. THE REMAINING 14

STRUCTURES PROVIDE 52 DWELLING UNITS, COMPOSED LARGELY OF THE KINSTON APARTMENTS. THE POPULATION OF UNIT TEN IS ESTIMATED AT 2,210 AND IS WHITE IN

AT THE TIME OF THIS SURVEY, 12 DWELLING UNITS WERE FOUND TO BE VACANT.

THIS ACCOUNTS FOR 2.0 PERCENT OF THE UNIT'S STRUCTURES.

PHYSICAL CHARACTERISTICS

IN UNIT TEN, THERE ARE 16 DWELLING STRUCTURES WHICH ARE IN A SUBSTANDARD CONDITION. THIS ACCOUNTS FOR 2.7 PERCENT OF THE UNIT'S STRUCTURES. THERE IS NO MIXING OF INCOMPATIBLE LAND USE IN THIS UNIT.

A PARTIALLY DEVELOPED TRACT OF LAND LIES NORTH OF HILL STREET. AS THE ULTIMATE DEVELOPMENT OF THIS TRACT WILL INCLUDE BOTH RESIDENTIAL AND COMMERCIAL USES, CAREFUL REVIEW SHOULD BE MADE OF PROPOSED DEVELOPMENT IN THIS TRACT TO

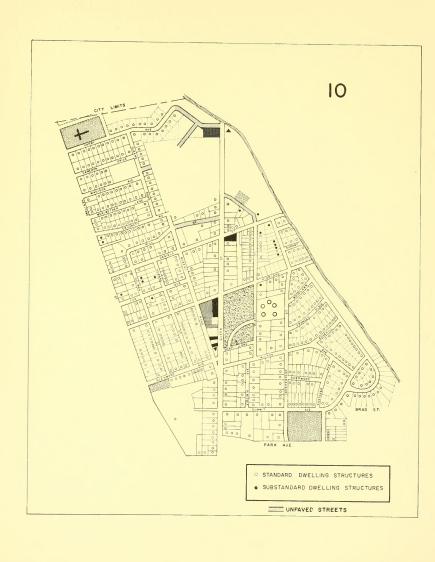
ALREADY DISCUSSED HAS BEEN THE PROBLEM OF SCHOOL ACCESS TO THE CHILDREN
OF PART OF THIS UNIT.

SOCIAL CHARACTERISTICS

UNIT TEN HAS A SMALL AMOUNT AND PERCENTAGE OF THE SOCIAL INDICES OF BLIGHT.

UNIT 10

COMPARATIVE MAGNITUDES OF SELECTED FACTORS 1 2 3 4 5 6 7 8 9 10 ARFA POPULATION DWELLING STRUCTURES SUBSTANDARD DWELLING STRUCTURES A ... PERCENT OF UNIT SUBSTANDARD VACANT DWELLING UNITS A STATE OF ARRESTS FOR MAJOR CRIMES Samuel of Samuel S FIRE CALLS - 1 (m) TUBERCULOSIS CASES VENEREAL DISEASE CASES W PUBLIC ASSISTANCE CASES CP TO SEC. S JUVENILE DELINQUENCY CASES





FORM	Numbe R	PERCENT OF CITY
ARRESTS FIRE CALLS TUBERCULOSIS VENEREAL DISEASE PUBLIC ASSISTANCE JUVENILE DELINQUENCY	2 16 1 None 6 None	.8 8.4 .9 0 1.0
1	9.0 PERCENT OF TOTAL POPULATION 8 PERCENT OF SOCIAL INDICES OF BLIG	нт

RECOMMENDATIONS FOR TREATMENT

CODE AND ORDINANCE ENFORCEMENT ALONG WITH PRIVATELY INITIATED CONSERVATION SHOULD BE APPLIED TO UNIT TEN.

Unit Eleven is an area of 428 acres composed primarily of the subdivisions of Greenmead, Green Acres and Lawrence Heights.

OCCUPANCY CHARACTERISTICS

THIS UNIT HAS 794 DWELLING STRUCTURES, PROVIDING 804 DWELLING UNITS FOR A POPULATION OF 2,894. OF THESE STRUCTURES, 784 ARE SINGLE FAMILY RESIDENCES WHILE THE REMAINING 10 PROVIDE A TOTAL OF 20 DWELLING UNITS. ALL STRUCTURES IN THIS UNIT ARE OCCUPIED OR WERE LAST OCCUPIED BY WHITE PERSONS.

During this survey of occupancy characteristics, 37 dwelling units were found to be vacant, accounting for 4.6 percent of the unit's total.

PHYSICAL CHARACTERISTICS

IN UNIT ELEVEN, 65 STRUCTURES ARE SUBSTANDARD. ALTHOUGH THIS ACCOUNTS FOR ONLY 8.2 PERCENT OF THE UNIT'S TOTAL, THE PRESENCE OF BLIGHTED STRUCTURES WITHIN AN AREA OF COMPARATIVELY RECENT CONSTRUCTION MAGNIFIES THE PROBLEM. IN GREENMEAD WHERE 35 BLIGHTED STRUCTURES ARE FOUND, THE EFFECTS UPON THE SURROUNDING HOMES ARE CLEARLY VISIBLE. SUCH EFFECTS AS CAN BE SEEN ARE BROKEN WINDOWS, CHIPPED PAINT, ROTTEN BOARDS, RAGGED ROOFS, TORN SCREENS AND OTHER SUCH SIGNS OF DISREPAIR. ALTHOUGH OTHER FACTORS HAVE PLAYED THEIR PART, INADEQUATE ORIGINAL CONSTRUCTION HAS BEEN THE MAIN CONTRIBUTOR TO BLIGHT IN UNIT ELEVEN.

MIXED LAND USES DO NOT APPEAR IN THIS UNIT, HOWEVER, THERE IS THE
BEGINNING OF STRIPPED COMMERCIAL DEVELOPMENT ALONG NORTH QUEEN STREET. ALSO,
THERE IS A NEED FOR BETTER TRAFFIC CONNECTIONS BETWEEN THE PARTS OF UNIT
ELEVEN AND BETWEEN UNIT ELEVEN AND THE OTHER PARTS OF THE CITY.

SOCIAL CHARACTERISTICS

Unit Eleven does not display excessive amounts of any social index of

UNIT II

COMPARATIVE MAGNITUDES OF SELECTED FACTORS

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AREA

POPULATION

DWELLING STRUCTURES

SUBSTANDARD DWELLING STRUCTURES

PERCENT OF UNIT SUBSTANDARD

VACANT DWELLING UNITS

ARRESTS FOR MAJOR CRIMES

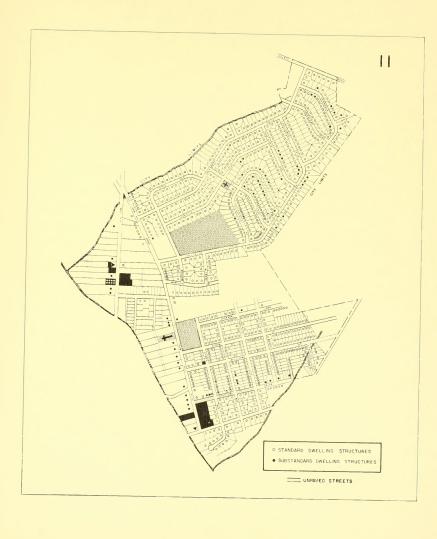
FIRE CALLS

TUBERCULOSIS CASES

VENEREAL DISEASE CASES

PUBLIC ASSISTANCE CASES

JUVENILE DELINQUENCY CASES





FORM	NUMBER	PERCENT OF CITY
ARRESTS FIRE CALLS TUBERCULOSIS VENEREAL DISEASE PUBLIC ASSISTANCE JUVENILE DELINQUENCY	4 6 1 None 8 None	1.6 3.2 .9 0 1.5

11.9 PERCENT OF TOTAL POPULATION

1.2 PERCENT OF SOCIAL INDICES OF BLIGHT

RECOMMENDATIONS FOR TREATMENT

Unit Eleven has within its core several deteriorating dwelling structures. These structures are a blight upon the neighboring houses and are detrimental to the value of the entire unit. In order to maintain Unit Eleven as a standard unit, it is essential that the deteriorating areas be renewed. To accomplish this, a three-point program is suggested which involves:

- THE MAJOR REMODELING AND REPAIRING OF THE VACANT SUBSTANDARD STRUCTURES

 BY THE FHA. At the present, there are over 30 such structures in the subdivision of Greenmead on which the FHA has foreclosed mortgages.

 These structures are in a very poor state of repair and their condition reflects upon the entire neighborhood. It is possible that spot clearance might be necessary where the cost of repairs is prohibitive.
- THE CONSERVATION OF OCCUPIED STRUCTURES IN NEED OF EXTENSIVE REPAIRS.

 THIS SHOULD BE CARRIED OUT WITH PRIVATE FUNDS WHEN POSSIBLE AND A

 FEDERALLY ASSISTED PROGRAM WHEN NECESSARY.
- The painting and "fixing up" of all structures not included in the first two points.

CENTRAL BUSINESS DISTRICT

THERE ARE WITHIN THE BOUNDS OF THE CBD 74 DWELLING STRUCTURES PROVIDING 115 DWELLING UNITS FOR A POPULATION OF 414. WHITES OCCUPY 68 STRUCTURES AND NEGROES OCCUPY SIX. DURING THE SURVEY, 40 VACANT DWELLING UNITS WERE RECORDED, ACCOUNTING FOR 34.8 PERCENT OF THE CBD'S TOTAL.

SUBSTANDARD STRUCTURES IN THE CBD ARE NUMEROUS AND ACCOUNT FOR ONE-HALF OF THE TOTAL STRUCTURES IN THE AREA. THE CBD ALSO DISPLAYS MORE THAN ITS PROPORTIONATE SHARE OF THE SOCIAL INDICES OF BLIGHT HAVING THREE PERCENT AS COMPARED TO ITS TOTAL OF 1.7 PERCENT OF THE CITY'S POPULATION.

RECOMMENDATIONS FOR TREATMENT

In most cases, the dwelling structures within the CBD will eventually be torn down and replaced by business uses. While waiting for this process to take place, all dwelling structures within the CBD should be maintained at minimum standards for housing.

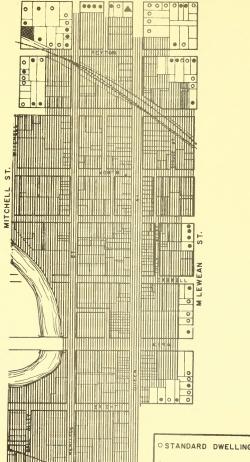
CENTRAL HUSIMESS DISTRICT

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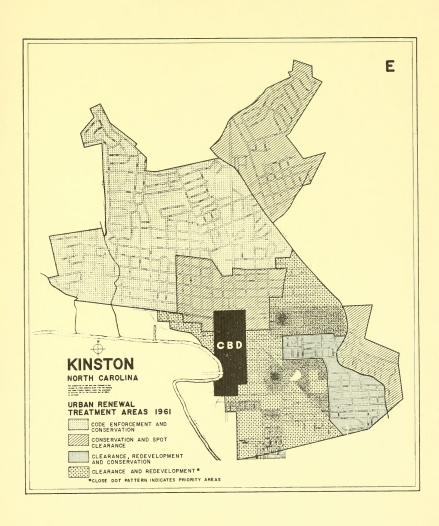
WASHINGTON

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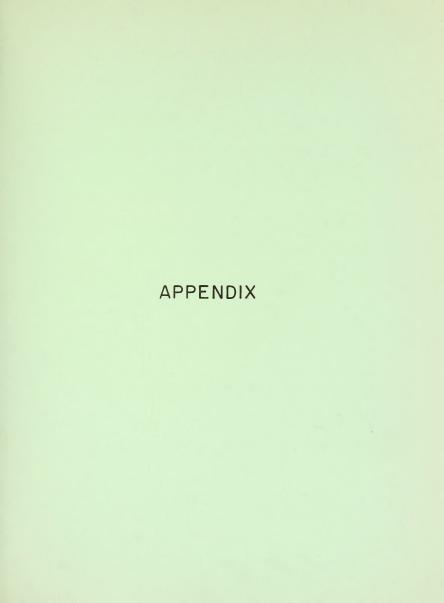
OSTANDARD DWELLING STRUCTURES

SUBSTANDARD DWELLING STRUCTURES











RELOCATION HOUSING

IF GOVERNMENTAL ACTION IS TAKEN TO CLEAR AND REDEVELOP THE BLIGHTED AREAS OF KINSTON, ALL FAMILIES DISPLACED BY SUCH ACTION SHALL HAVE THE OPPORTUNITY OF OCCUPYING HOUSING THAT IS DECENT, SAFE, AND SANITARY, THAT IS WITHIN THEIR FINANCIAL MEANS, AND THAT IS IN REASONABLY CONVENIENT LOCATIONS. THIS IS A RESPONSIBILITY ASSUMED BY THE LOCAL GOVERNMENT PARTICIPATING IN THE CLEARANCE PROGRAM.

IN ORDER TO FULFILL THIS RESPONSIBILITY, THE SUPPLY OF HOUSING FOR RELOCATION CAN BE FURNISHED BY SEVERAL MEANS, INCLUDING BOTH PRIVATE AND PUBLIC SOURCES. SOME OF THESE SOURCES ARE: EXISTING VACANT DWELLING UNITS, NEW CONSTRUCTION, FHA 221 AND 220 HOUSING AND PUBLIC HOUSING.

EXISTING VACANT DWELLING UNITS

DURING THE INVENTORY OF HOUSING IN KINSTON, IT WAS ESTIMATED THAT 414 VACANT DWELLING UNITS EXISTED. OF THESE VACANCIES, THE LAST TENANTS OF 274 WERE WHITE WHILE NEGRO TENANTS WERE THE LAST OCCUPANTS OF 140.

To be of value for relocation purposes, housing must be of a standard character. After comparing the location of vacant dwelling units with the blighted areas of the city, it is estimated that only 96 dwelling units are located in structures considered standard. Of these dwelling units, 81 were last occupied by white tenants and 15 by Negroes.

NEW CONSTRUCTION

During the last three months of 1960, 24 building permits for residences were issued for Kinston and the area within one mile of the city limits. Two of these permits were issued for Negro occupants.

FHA 221 AND 220 HOUSING

These programs are designed to provide special assistance to any family or householder displaced by governmental action. The FHA 221 Program permits the purchase of new homes costing \$9,000 or less over a \$40 year amortization period, with no down payment other than closing costs. This Program also provides for the rehabilitation and refinancing of older homes located in decent neighborhoods.

THE FHA 220 PROGRAM PROVIDES LOANS FOR NEW CONSTRUCTION OR REMODELING IN RESPONSIVE TABLES. A 40 YEAR AMORTIZATION PERIOD IS PROVIDED, AND LOANS FOR RENTAL HOUSING CAN BE UP TO 97 PERCENT OF THE ACTUAL REPLACEMENT COST.

PUBLIC HOUSING

THE HOUSING AUTHORITY OF KINSTON OPERATES FOUR LOW-RENT HOUSING PROJECTS, PROVIDING A TOTAL OF 644 DWELLING UNITS. WHITE FAMILIES OCCUPY 224 OF THESE WHILE NEGRO FAMILIES OCCUPY 420.

THE TURNOVER RATE IN UNITS OCCUPIED BY WHITE FAMILIES IS \$47 PERCENT; AND DURING THE PERIOD OF A YEAR, WILL PROVIDE APPROXIMATELY 105 VACANT DWELLING UNITS. THE NEGRO TURNOVER RATE IS ONLY ONE PERCENT AND WILL PROVIDE AN AVERAGE OF LESS THAN FIVE DWELLING UNITS PER YEAR FOR RELOCATION HOUSING.



DEFINITIONS

DWELLING STRUCTURE - REFERS TO ANY STRUCTURE OCCUPIED OR INTENDED TO BE OCCUPIED AS A HABITABLE UNIT WITH FACILITIES WHICH ARE USED FOR LIVING, SLEEPING, COOKING AND EATING.

DWELLING UNIT - REFERS TO ANY ROOM OR GROUP OF ROOMS LOCATED WITHIN A
DWELLING STRUCTURE AND FORMING A SINGLE HABITABLE UNIT WITH FACILITIES WHICH ARE
USED OR INTENDED TO BE USED FOR LIVING, SLEEPING, COOKING AND EATING.

SINGLE FAMILY RESIDENCE - REFERS TO A DWELLING STRUCTURE FORMING A SINGLE DWELLING UNIT.

SUBSTANDARD DWELLING STRUCTURE - REFERS TO A DWELLING STRUCTURE GRADED AS POOR OR VERY POOR DURING THE LAND USE SURVEY.

VACANT DWELLING UNIT - REFERS TO A DWELLING UNIT NOT CURRENTLY OCCUPIED AS DETERMINED BY A COUNT OF DOMESTIC ELECTRIC METER ACCOUNTS WHICH WERE DISCONTINUED PRIOR TO JANUARY 1, 1961 AND HAD NOT BEEN REACTIVATED AS OF FEBRUARY 25, 1961.

MIXED LAND USE - REFERS TO A MIXTURE OF LAND USES WHICH ARE INCOMPATIBLE BE-CAUSE OF A DELETERIOUS INFLUENCE OF ONE UPON THE OTHER.

ARRESTS FOR MAJOR CRIMES - REFERS TO ARRESTS OF PERSONS BY THE KINSTON POLICE DEPARTMENT DURING 1960 FOR A CRIME CLASSIFIED AS MAJOR. ARRESTS ARE TABULATED ACCORDING TO THE PLACE OF RESIDENCE OF THE PERSON ARRESTED.

Fire Calls - Refers to fire calls answered by the Kinston Fire Department during the years 1958, 1959 and 1960 involving dwelling and mercantile structures.

TUBERCULOSIS CASES - REFERS TO ACTIVE AND INACTIVE TUBERCULOSIS CASES ON FILE WITH THE LENDIR COUNTY HEALTH DEPARTMENT IN JANUARY, 1960. TUBERCULOSIS CASES ARE TABULATED ACCORDING TO THE PERSON AFFECTED.

VENERGAL DISEASE CASES - REFERS TO VENERGAL DISEASE CASES REPORTED TO THE LENDIR COUNTY HEALTH DEPARTMENT DURING THE YEAR 1960. VENERGAL DISEASE CASES ARE PLOTTED ACCORDING TO THE PLACE OF RESIDENCE OF THE PERSON AFFECTED.

JUVENILE DELINQUENCY CASES - REFERS TO THOSE CASES PROCESSED AND HEARD BEFORE THE LENGIR COUNTY JUVENILE COURT AND REFERRED TO THE LENGIR COUNTY WELFARE DEPARTMENT FOR SUPERVISION. JUVENILE DELINQUENCY CASES ARE FOR THE YEAR 1960 AND ARE TABULATED ACCORDING TO THE PLACE OF RESIDENCE OF THE JUVENILE.

PUBLIC ASSISTANCE CASES - REFERS TO THOSE CASES PROCESSED BY THE LENGIR COUNTY WELFARE DEPARTMENT INVOLVING FINANCIAL ASSISTANCE DURING JANUARY, 1961. PUBLIC ASSISTANCE CASES ARE TABULATED ACCORDING TO THE PLACE OF RESIDENCE OF THE PERSON AFFECTED.

ריאט	ACRES	POPULATION*	DWELLING STRUCTURES	DWELLING UNITS	SINGLE FAMILY RESIDENCES	VACANT DWELLING UNITS	OCCU OF STE	OCCUPANCY OF STRUCTURES WHITE NEGRO
-	137.0	1,138	270	316	252	42	270	
63	168.7	2,390	528	1999	455	19	334	46
3	407.2	490,4	1,018	1,134	046	. 62	128	890
± 43	239.6	2,952	610	820	540	04	569	341
10	341.7	3,168	658	880	578	16	55	603
9	228.4	269	136	158	129	16	136	
7	257.6	1,720	471	464	844	15	1771	
00	258.0	882	245	245	245	0.	245	
6	308.5	1,904	503	529	964	10	503	
10	367.0	2,210	576	614	562	12	925	
Ξ	428.6	2,894	462	804	787	37	464	
CBD	135.2	4.14	47	115	45	Оф	89	9
TOTALS	3,277.5	24,345	5,883	6,773	5,477	414	3,849	2,034

*ESTIMATED

STRUCTURE APPEARANCE

Unit	STRUCTURES	STANDARD	SUBSTANDARD	PERCENT SUBSTANDARD
1	270	218	52	19.2
2	528	261	267	50.5
3	1,018	349	669	65.7
4	610	198	412	67.5
5	658	164	494	75-1
6	136	20	116	85.2
7	471	420	51	10.8
8	245	245	0	0
9	503	499	4	٠7
10	576	560	16	2.7
11	794	764	65	8.2
CBD	74	37	37	50.0
TOTALS	5,883	3,716	2,183	37-1

partners and confe

ARRESTS FOR MAJOR CRIMES

UNIT	ARRESTS	PERCENT OF ARRESTS	PERCENT OF POPULATION
1 2 34 56 7	1 35 57 50 83 2	.4 14.7 23.9 21.0 34.9	4.7 9.8 16.7 12.1 13.0 2.3 7.2
9 10 11 CBD	2 2 4 2	.8 1.6 .8	3.6 7.8 9.0 11.9 1.7
TOTAL	238	100	100

FIRE CALLS

UNIT	CALLS	PERCENT OF FIRE CALLS
1	12	6.3
2	15	7.9
3	40	21.1
4	15	7.9
5	38	20.0
6	10	.2 5.3
8	2	.1
9	10	5.3
10	16	8.4
11	6	3.2
CBD	23	12.1
TOTAL	190	100

ARRESTS FOR HAJOR CRIMES

TUBERCULOSIS CASES

UNIT	CASES	PERCENT OF CASES	PERCENT OF POPULATION
1 2 3 4 56 7 8 9 10 11 CBD	34 20 20 34 35 0 0	2.7 21.2 17.7 17.7 30.0 2.7 4.4	4.7 9.8 16.7 12.1 13.0 2.3 7.6 7.8 9.0 11.9
TOTAL	113	100	100

VENEREAL DISEASE CASES

UNIT	CASES	PERCENT OF CASES	PERCENT OF POPULATION
1 2 3 4 5 6 7 8 9 0	1 13 54 10 62	8.9 37.2 6.9 42.8	4.7 9.8 16.7 12.1 13.0 2.3 7.2 3.6 7.8 9.0
CBD	5	3. ¹ 4	1, - 7
TOTAL	145	100	100

PUBLIC ASSISTANCE CASES

UNIT	CASES	PERCENT OF CASES	PERCENT OF POPULATION
1 2 3 4 5 6 7 8 9 10 11 CBD	1 60 101 191 150 11 7 0 2 6 8	.2 10.9 18.4 34.9 27.4 3.0 1.3	4.7 9.8 16.7 12.1 13.0 2.3 7.2 3.6 7.8 9.0 11.9
TOTAL	548	100	100

JUVENILE DELINQUENCY CASES

UNIT	CASES	PERCENT OF CASES	PERCENT OF POPULATION
1 2 3 4 5 6 7 8 9 10 11 CBD	1 4 20 16 6	2.1 8.5 42.6 34.0 12.8	4.7 9.8 16.7 12.1 13.0 2.3 7.2 3.6 7.8 9.0 11.9
TOTAL	47	100	100

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